



### **Herons Way, Bolton, BL2 1EX**

### **Offers in the Region Of £255,000**

An extremely well presented 3 bedroom detached home, with a double driveway, located on Herons Way, close by to Bolton town centre. Offers easy access to local shops, supermarkets and Bolton train station. Close by to the A666 St Peters Way bypass that is linked to the M60/M62 motorway network. Briefly comprises of the following, an entrance hallway, a downstairs W.C, a spacious lounge with a feature inset living flame gas fire, an open plan 2nd Reception room, currently utilised as a dining room, a modern fully fitted kitchen with an integrated gas hob, grill, oven and a chrome extractor hood, a spacious 3rd Reception Room (Orangery), and a good sized rear garden with a grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, (2 double bedrooms come with fully fitted wardrobes) and a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is Band C. LEASEHOLD PROPERTY WITH 765 YEARS LEFT ON THE LEASE,





## ACCOMMODATION

### Entrance Hallway 9' 10" x 3' 3" (3.0m x 1.0m)

The entrance hallway to the front of the property. Decorated in neutral colours with a dark oak wooden floor. Fitted with a double glazed entrance door to the front elevation. Warmed by a gas central heated radiator.

### Downstairs W.C 4' 6" x 3' 6" (1.36m x 1.07m)

A useful downstairs water closet. Comes with a basin and a toilet in white. Fully tiled walls and flooring. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### Lounge 13' 7" x 12' 8" (4.15m x 3.85m)

A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### 2nd Reception Room 10' 1" x 8' 0" (3.07m x 2.43m)

An open plan 2nd Reception Room, currently utilised as a dining room. Decorated in neutral colours with a beige coloured carpet. A pair of double glazed french doors are fitted to the rear, leading into the orangery. Warmed by a gas central heated radiator.

### Orangery (Reception Room 3) 11' 2" x 20' 8" (3.41m x 6.30m)

A very spacious orangery to the rear of the property. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a beige coloured carpet. Fitted with double glazed windows and doors to the rear aspect with a double glazed roof lantern fitted into the roof space. Warmed by a gas central heated radiator.

### Kitchen 9' 11" x 8' 9" (3.02m x 2.66m)

A modern fully fitted kitchen with an integrated gas hob, electric grill, oven and a chrome extractor hood. Plumbed in for a washing machine with space for a tall fridge freezer. Decorated in neutral colours with a grey tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### Master bedroom 12' 2" x 9' 4" (3.71m x 2.85m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a beige coloured carpet. Comes with fitted wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### Bedroom 2 9' 2" x 9' 4" (2.8m x 2.85m)

A double sized bedroom to the rear of the property. Decorated in neutral colours with a patterned feature wall and a beige coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### Bedroom 3 10' 10" x 6' 7" (3.3m x 2.0m)

A single sized bedroom to the front of the property. Decorated in white and blue with a beige coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### Family Bathroom 6' 0" x 6' 7" (1.84m x 2.0m)

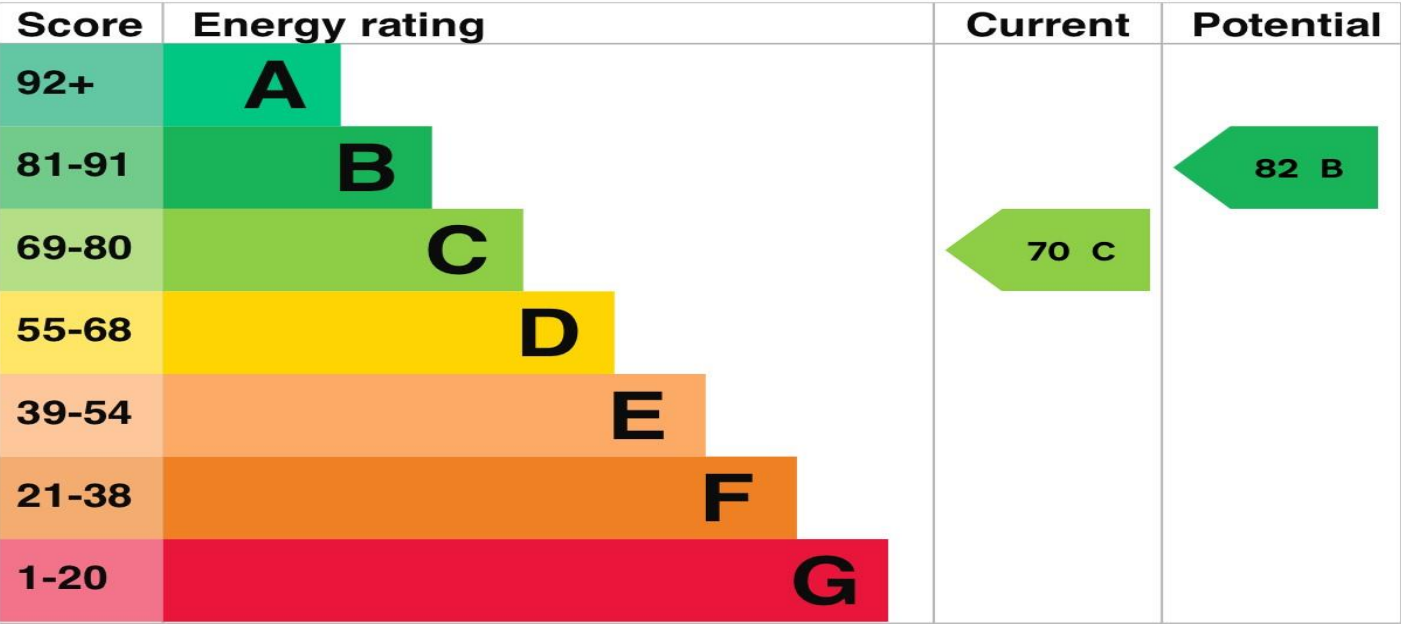
A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen. Decorated in neutral with part tiled walls and a grey tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



# Energy rating and score

This property’s energy rating is C. It has the potential to be B.

[See how to improve this property’s energy efficiency.](#)



The graph shows this property’s current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

