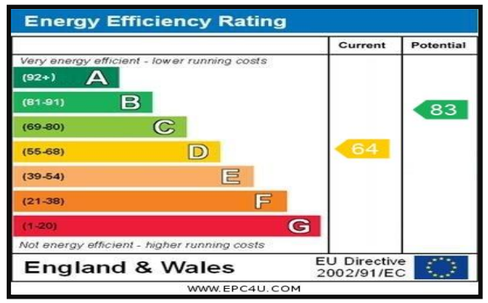
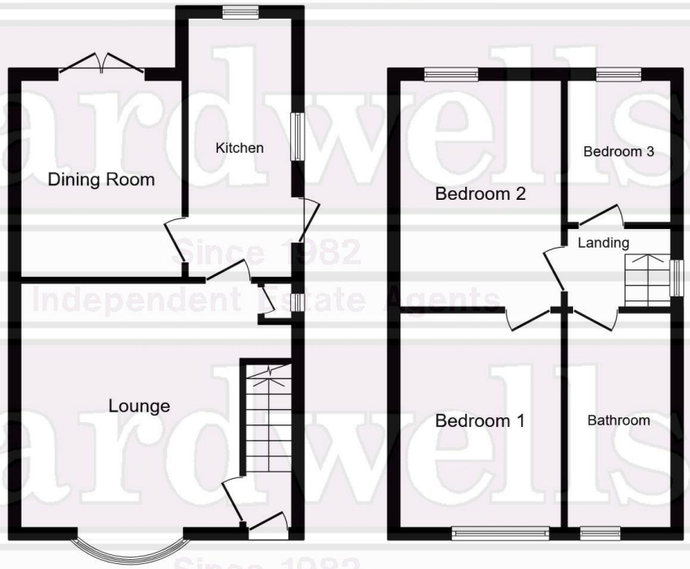




Total floor area 73.9 sq.m. (795 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Independent Estate Agents Cardwells Est. 1982

Independent Estate Agents Cardwells Est. 1982

www.cardwells.co.uk

DEVONSHIRE ROAD, HEATON, BL1 4PP



- No upward chain
- Three Bed semi detached
- Landing, 3 good bedrooms
- Sought after location
- Detached single storage garage
- Gardens to front and rear
- Situated in the heart of Heaton
- Viewing recommended





Offers in Excess of £230,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Offered to the market with no upward chain is this three bedroom semi detached property on Devonshire Road. Situated in the heart of Heaton and in close proximity to excellent schools, nurseries, amenities, and transport links. Briefly comprising uPVC entrance door, lounge with feature fireplace and surround with inset living flame gas fire and a bay window, dining room with sliding doors to the rear garden, extended kitchen, useful under stairs storage cupboard housing the gas combination boiler, landing, three double bedrooms and a three piece family bathroom. To the outside there is driveway parking to the front and a pretty front garden and to the rear is a small patio area with steps leading down to a well maintained garden bordered by perennials and that there is a single detached storage garage. Viewings are welcome, seven days a week via Cardwells estate agents Bolton 01204 381281 or by email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into

Hallway: 3' 2" x 3' 3" (0.96m x 0.99m) Fitted carpets, wall mounted radiator, enclosed staircase to the first floor landing.

Lounge: 13' 9" x 13' 5" (4.19m x 4.09m) Fitted carpets, feature fireplace and surround with inset living flame gas fire, uPVC double glazed bay window, wall mounted radiator.

Dining room: 11' 1" x 9' 1" (3.38m x 2.77m) Fitted carpets, wall mounted gas fire, built in storage cupboards, sliding doors to the rear garden, wall mounted radiator.

Kitchen: 14' 7" x 5' 10" (4.44m x 1.78m) Basic fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, worktops, freestanding oven, fitted cushion flooring, two uPVC double glazed windows, uPVC door to the side.

Landing: 7' 8" x 5' 7" (2.34m x 1.70m) Fitted carpets, frosted uPVC double glazed window.

Bedroom 1: 12' 1" x 10' 0" (3.68m x 3.05m) Fitted carpets, built in storage, uPVC double glazed window, wall mounted radiator.

Bedroom 2: 11' 3" x 8' 5" (3.43m x 2.56m) Fitted carpets, uPVC double glazed window, wall mounted radiator.

Bedroom 3: 7' 8" x 8' 0" (2.34m x 2.44m) Fitted carpets, uPVC double glazed window, wall mounted radiator.

Shower room: 7' 4" x 5' 6" (2.23m x 1.68m) Three-piece suite comprising WC, pedestal wash basin, walk in shower cubicle with T bar mixer shower, quality fitted flooring, full wall tiling, frosted uPVC double glazed window, wall mounted radiator.

Outside: Pretty gardens to both front and rear, driveway parking and a detached single storage garage to the rear.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band C

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd

















Independent Estate Agents Cardwells Est. 1982