

CRAWFORD AVENUE, THE HAULGH, BL2 1JQ



- Stunning period property
- Deceptively spacious
- Very well presented, Ideal family home
- Situated over 3 floors
- Many original character features
- Versatile accommodation
- 4-5 bedrooms, 3/4 bathroom/shower rooms
- 2nd floor self contained if required



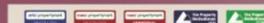
£325,000

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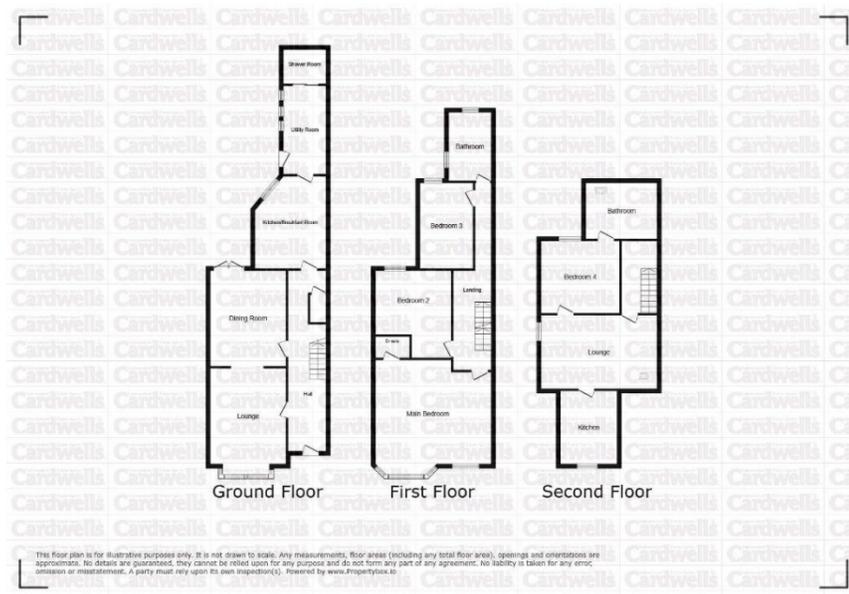
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A fantastic opportunity to acquire this stunning period bay fronted property, which has been lovingly preserved and restored by the current owners. Once inside you will instantly notice many of the original character features, which includes doors, sash windows, coving, cornicing and fireplaces to name just a few. The property is deceptively spacious, with versatile accommodation over three floors. On the ground floor, there are two reception rooms a kitchen, utility room/kitchen and a shower. On the second floor, you will find an impressive master bedroom with an en-suite shower room, two further double bedrooms and a lovely family bathroom. On the top floor there is a self-contained apartment/annexe, with a living room, kitchen and a double bedroom, with an en-suite bathroom. This superb family home must be viewed to fully appreciate the overall size and quality of the interior. The location is ideal for commuting throughout the Northwest, with Bolton train station and A666 (St.Peters Way) close by. Bolton town Centre is within walking distance, with all the fantastic amenities it has to offer. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hall: Front door leading to the hallway with a radiator, staircase to the first floor landing, picture rail, coving cornicing and ceiling rose. A door gives access to a storage/cellar room.

Lounge: 18' 3" x 13' 6" (5.56m x 4.11m) UPVC double glazed bay window to the front aspect, two radiators, feature fireplace incorporating a multi fuel burning stove mounted on a tiled hearth, with a tiled inner and a wooden mantle surround, picture rail, coving and ceiling rose.

Dining Room: 15' 4" x 12' 7" (4.67m x 3.83m) UPVC double glazed French doors to the rear garden aspect, feature marble Fireplace with a tiled hearth, radiator, picture rail, coving and ceiling rose.

Kitchen Breakfast Room: 14' 10" x 11' 5" (4.52m x 3.48m) Timber framed sash window to the rear garden aspect, traditional style fitted wall and base units with granite work surfaces, splashbacks and a breakfast bar, Belfast sink with mixer tap, space for a range cooker, integrated extractor fan, travertine tiled floor, recess display lighting beneath the wall units, radiator, coving, inset spotlights to the ceiling, space for an American style fridge freezer. Under floor heating.

Utility/2nd Kitchen: 19' 2" x 6' 10" (5.84m x 2.08m) 3 UPVC double glazed windows to the garden aspect, door to the garden aspect, fitted wall and base units with work surfaces, stainless steel sink unit with mixer tap, space for a washing machine and a tumble dryer, space for a freezer, radiator. A sliding door leads to:

Shower Room: UPVC frosted double glazed window to the rear aspect, shower cubicle, close coupled WC, inset spotlights to the ceiling.

First Floor Landing: Two radiators, coving to the ceiling, staircase to the second floor landing.

Master Bedroom: 18' 5" x 18' 7" (5.61m x 5.66m) UPVC double glazed bay window to the front aspect, UPVC double glazed window aside, radiator, picture rail, coving and 2 ceiling roses.

En-suite Shower Room: Shower cubicle, close coupled WC, wash hand basin with mixer tap, radiator, inset spotlights to the ceiling.

Bedroom Two: 14' 0" x 12' 2" (4.26m x 3.71m) Timber framed sash window to the rear aspect, original cast iron fireplace, radiator, picture rail, coving and ceiling rose.

Bedroom Three: 13' 9" x 8' 8" (4.19m x 2.64m) Timber framed sash window to the rear aspect, original cast in fireplace, radiator.

Bathroom: 11' 0" x 6' 10" (3.35m x 2.08m) Two timber framed sash windows to the rear aspect, freestanding slipper style bath, with mixer tap/shower attachment, close coupled WC, wash hand basin inset to a vanity unit, radiator, part tiling to the walls, tiled floor. Under floor heating.

Second Floor Landing: Double glazed Velux skylight window, access to loft storage space.

Second Lounge/Bedroom: 11' 10" x 17' 9" (3.60m x 5.41m) Double glazed skylight window, UPVC double glazed window to the side aspect, radiator, access to storage space.

Kitchen: 11' 9" x 9' 0" (3.58m x 2.74m) UPVC double glazed window to the front aspect, fitted base units with complementary work surfaces, tiled splashbacks, space for a cooker, space for a fridge and a freezer, radiator, extractor fan.

Bedroom Four: 11' 7" x 12' 7" (3.53m x 3.83m) UPVC double glazed window to the rear aspect, radiator.

En-suite Bathroom: UPVC double glazed skylight window, contemporary white suite comprising, freestanding bath with mixer tap/shower attachment, shower cubicle, close coupled WC, wash hand basin with mixer tap, two heated towel rails, inset spotlights to the ceiling.

Outside: Front there is a cobbled driveway with raised plant displays. Steps lead up to an open columned entrance porch. To the side of the property there is a gated lane, which gives residents access to the rear of the properties. Rear, there is a good sized garden which is mostly paved, with an artificial grass surface area. Metal gates give access to the rear lane for off street parking. A further gate gives access to the side.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 965 years from 12 November 1898

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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