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ROWSLEY AVENUE, HEATON, BL1 5LY



- Extended three bed family home
- Highly desirable Heaton location
- Open plan lounge dining room
- Extended fitted kitchen
- Utility/boot room
- Guest WC room
- Shower room
- Generous driveway



£249,950

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Extended Three-Bedroom Family Home in a Prime Heaton Location Occupying a sought-after position within Heaton, this attractive extended family home offers spacious and versatile accommodation, perfectly suited to modern family living. The property briefly comprises a welcoming entrance porch and hallway, a generous open plan lounge/dining room with ample space for relaxing and entertaining, and an extended fitted kitchen, utility/boot room and a WC room. To the first floor, there are three well-proportioned bedrooms and a shower room, all presented to a good standard throughout. Externally, the property benefits from a generous block paved driveway providing off-road parking for around three vehicles, leading to a detached single garage. To the rear is a private enclosed garden offering an ideal space for outdoor dining, entertaining and family enjoyment. Ideally located close to highly regarded schools, local amenities, excellent transport links and Bolton town centre, this superb home offers an excellent opportunity for families looking to establish themselves in one of Bolton's most desirable residential areas. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed entrance porch. Composite double glazed door leading to,

Lounge dining room: 22' 9" x 16' 4" (6.93m x 4.97m) uPVC double glazed window front aspect, three radiators, coving to the ceiling, staircase to the landing.

Utility/boot room: Composite double glazed door, side aspect, fitted storage cupboard, space and plumbing for a washing machine, coving to the ceiling.

Guest w.c: Close coupled WC, wash basin with mixer tap, tiled floor, extractor fan.

Kitchen: 15' 0" x 8' 6" (4.57m x 2.59m) uPVC double glazed window rear aspect, two double glazed skylight windows, range of modern fitted wall and base units with complementary work surfaces and tiled splashbacks, five ring gas burner hob, extractor hood above, stainless steel sink unit with mixer tap, built in oven and microwave, space for a fridge and a freezer, space for a dishwasher, radiator, composite double glazed door rear garden aspect.

Landing: uPVC frosted double glazed window side aspect, access to the loft, doors lead to

Bedroom 1: 11' 3" x 10' 0" (3.43m x 3.05m) uPVC double window front aspect, fitted wardrobes and storage cupboards, radiator.

Bedroom 2: 9' 2" x 8' 10" (2.79m x 2.69m) uPVC double glazed window rear aspect, radiator below, coving to the ceiling, built in wardrobe.

Bedroom 3: 8' 2" x 6' 6" (2.49m x 1.98m) uPVC double glazed window front aspect, fitted double wardrobe, radiator, coving to the ceiling.

Shower room: 6' 5" x 5' 4" (1.95m x 1.62m) uPVC frosted double glazed window rear aspect, modern white suite comprising, double width shower cubicle, close coupled WC, wash basin, tiling to the floor and walls, radiator, spotlights, extractor fan.

Outside: There is a delightful garden, which is mostly laid to lawn with feature plants and floral displays. A block paved driveway provides parking for three vehicles and is partially canopied via a carport. The garage leads to a single detached garage with an up and over door. Rear There is a laid to lawn garden with mature plants and fruit trees. There is access along the side elevation to the driveway.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 999 years (less 10 days) from 1 November 1926

Council tax: Cardwells estate agents Bolton research indicates the property is band C £2133 per annum

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.

Total area: Cardwells estate agents Bolton research indicates the property is

Thinking of selling or letting: 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

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