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HEATON AVENUE, HEATON, BL1 5PQ



- Semi detached family home
- Views over Doffcocker Lodge Nature Reserve
- Three bedrooms
- Two loft rooms, accessed via fixed staircase
- Modern throughout
- Good access to local schools
- Lounge and kitchen/dining room
- Close to many amenities and commuter routes



Offers in the Region Of £300,000

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

BURY
 14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the desirable area of Heaton is this beautifully presented family home with wonderful views towards Doffcocker Lodge and Winter Hill. The property is ideally located close to many amenities with Doffcocker Lodge Nature Reserve within close proximity where you can go for tranquil walks, taking in the scenery along with all the wildlife that lives in and around the Lodge. There are many well regarded schools within the area including Markland Hill County Primary School, Clevelands Preparatory School or Bolton School. Internally the property comprises an entrance hall, lounge and modern kitchen/diner to the ground floor with three good sized bedrooms and a three piece bathroom suite to the first floor. Additional benefit of two loft rooms, accessed via a fixed staircase, with one used as an office and the other as an additional bedroom to the second floor. Externally there is a low maintenance garden with a path leading down the side of the house to a gate providing access to the rear. The rear garden is a sun trap and has a well manicured lawn with a patio and decking area, ideal for enjoying the sun and barbeques. 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:

Entrance hallway: Ceiling light point, stairs to the first floor and door leading into the lounge.

Lounge: 13' 5" x 12' 2" (4.1m x 3.7m) Ceiling light point, coving to the ceiling, laminate effect flooring, radiator, wood burning stove, double glazed bay window to the front.

Kitchen/diner: 13' 1" x 12' 2" (4.0m x 3.7m) Ceiling light point, coving to the ceiling, dual aspect double glazed windows to the rear and side, double glazed French doors leading to the garden, wood burning stove, range of fitted wall and base units with complimentary worktops and integrated one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, gas hob, double electric oven, dishwasher, space for a washing machine and a fridge/freezer, tiled splashback to the kitchen walls, radiator, under stairs storage.

Landing: Ceiling light point, stairs leading to the loft rooms.

Bedroom 1: 12' 2" x 11' 0" (3.70m x 3.36m) Ceiling light point, radiator, feature fireplace, double glazed window to the front with views towards Doffcocker Lodge and Winter Hill.

Bedroom 2: 13' 3" x 7' 2" (4.04m x 2.18m) Ceiling light point, radiator, laminate effect flooring, double glazed window overlooking the rear garden.

Bedroom 3: 9' 3" x 10' 0" (2.83m x 3.05m) Ceiling light point, radiator, double glazed window overlooking the garden, feature fire surround, laminate effect flooring.

Bathroom: 5' 10" x 5' 2" (1.79m x 1.58m) Downlights, double glazed window to the front, three piece suite incorporating a vanity unit with inset sink, wc, panelled bath with mixer tap and shower above, tiled floor and walls.

Loft room 1: 17' 3" x 7' 3" (5.25m x 2.21m) Currently used as an office with a ceiling light point, laminate effect flooring, radiator, double glazed skylight.

Loft room 2: 13' 8" x 6' 8" (4.16m x 2.02m) Ceiling light point, storage to the eaves, double glazed window with views towards Doffcocker Lodge and Winter Hill.

Externally: The front of the property has a low maintenance garden with a path leading down the side of the house to a gate providing access to the rear. The rear garden is a sun trap and has a well manicured lawn with a patio and decking area.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 May 1907

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

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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