



## 42 Heaton Avenue , Bolton, BL1 5PG

We are pleased to offer for sale this three bedroom extended semi detached house, enjoying pleasant open aspect to the rear overlooking Doffcocker Lodge. Offered with vacant possession the spacious living accommodation includes an extended lounge and separate family room both with French doors leading onto the rear garden. Briefly the property comprises of downstairs w/c, study/sitting room, extended lounge, open plan kitchen with appliances, open plan dining area/family room, three bedrooms and modern bathroom suite. Externally there is parking for two vehicles with garden to the front with garden to the rear enjoying views over Doffcocker Lodge. The property is ideally located having local shops and schools within walking distance and excellent walks close by. An internal viewing is strongly recommended to fully appreciate the size of this excellent home, ideal for the growing family.

£375,000

# 42 Heaton Avenue

, Bolton, BL1 5PG



- Downstairs W/C
  - Modern Open Plan Kitchen with Built in Appliances
  - Good Size Gardens to the Front and Rear with the Rear Enjoying Views over Doffcocker Lodge
  - Initial Viewing Strongly Recommended
- Study/Sitting Room with Feature Fireplace and Built in Bookcases
  - Three Bedrooms
  - Driveway Providing Parking for Two Vehicles
- Extended Lounge with Feature Fireplace and French Doors to Rear Garden
  - Modern Bathroom Suite in White with Vanity Unit
  - Located in Popular Residential Area

**Porch**

**Entrance Hall**  
Staircase to the first floor, ceiling covings, understairs storage, built in storage unit, timber flooring.

**Downstairs W/C**  
Two piece suite in white comprising of low flush toilet, built in vanity unit with wash hand basin, half timber panel walls.

**Sitting Room/Study**  
Attractive feature stone fireplace with gas coal effect fire. Feature built in bookcase to three walls incorporating desk, bow window, double radiator, ceiling coving.

**Extended Lounge**  
Attractive feature stone fireplace with gas fire, double glazed Velux roof light, two double radiators, ceiling coving, double glazed French doors to rear garden.

**Open Plan Kitchen**  
Range of modern fitted wall and base units with contrasting granite worktops incorporating bowl and a half sink unit, electric Neff hob and oven, built in microwave, built in fridge freezer, built in dish washer, recessed eye ball lighting, timber flooring.

**Extended Open Plan Dining Area / Family Room**  
Two double glazed roof lights, timber flooring, double glazed French doors to rear garden.

**Landing**  
Access to loft via ladder, partly boarded.

**Bedroom One**  
Range of fitted wardrobes to one wall with matching dressing table and two bedside units, bow window, single radiator.

**Bedroom Two**  
Range of fitted wardrobes to one wall with matching dressing table, built in shelving, double radiator.

**Bedroom Three**  
Built in wardrobe, built in drawer unit, feature window, timber panelling to one wall, timber panelling to half wall, ceiling coving, single radiator.

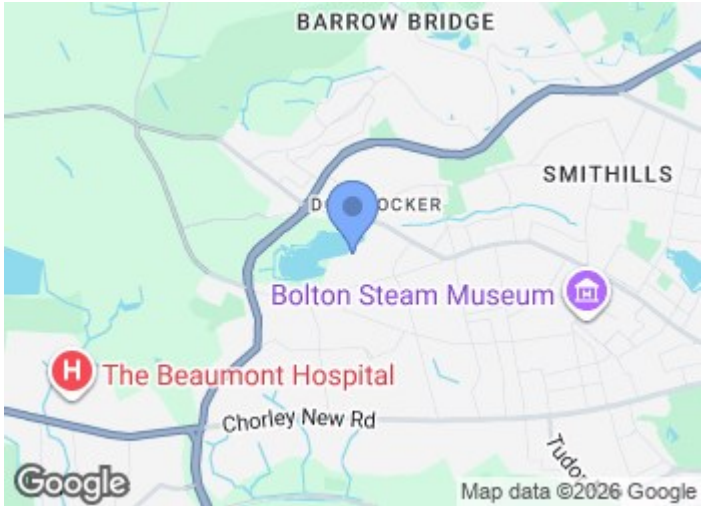
**Bathroom**  
Three piece suite in white comprising of bath with Mira shower, feature built in vanity unit in Blue with low flush toilet and wash hand basin. Fully tiled walls, tiled flooring, recessed eye ball lighting, towel rail.

**Heating**  
Gas central heating from the boiler in the loft.

**External**  
Walled front garden with driveway providing parking for two vehicles. Two brick detached outbuildings. Rear garden enjoying superb open aspect overlooking Doffcocker lodge. Enclosed fenced rear garden with elevated decking area and artificial lawn area.

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PROPERTY MISDESCRIPTION ACT 1991.



## Directions





Floor Plan



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		