

209 Devonshire Road, Heaton, Bolton, Lancashire, BL1 5LB



## Offers In The Region Of £129,995

Deceptively spacious mid terraced property with three bedrooms and two reception rooms offering excellent accommodation throughout. The property is to be sold with no chain and vacant possession. Viewing is essential to appreciate all that is on offer. Ideally situated for access to local schools, shops and local amenities.

- Deceptively Spacious
- Three Double Bedrooms
- Vacant Possession
- EPC Rating D
- Two Reception Rooms
- No Chain
- Viewing Essential



Situated in this highly sought after location giving excellent access to local shops, schools and amenities, the property offers excellent accommodation comprising :- Porch, entrance hall, lounge, sitting room and fitted kitchen. To the first floor there are two double bedrooms and a bathroom fitted with a three piece suite. To the second floor is an overall attic bedroom. Outside there is a small front garden and enclosed courtyard to the rear. Sold with no chain and vacant possession the property must be viewed to appreciate all that is on offer.



### **Porch**

Laminate flooring, door to:

### **Hall**

Radiator, laminate flooring, picture rail, stairs to first floor landing, door to:

### **Lounge 14'1" x 11'5" (4.30m x 3.48m)**

UPVC double glazed box window to front, living flame effect gas fire with feature timber surround and marble effect inset and hearth, radiator, picture rail, coving to ceiling.



### **Sitting Room 13'6" x 14'9" (4.12m x 4.49m)**

UPVC double glazed window to rear, double radiator, laminate flooring, picture rail, open plan to built-in under-stairs storage cupboard.



### **Kitchen 11'11" x 6'6" (3.62m x 1.98m)**

Fitted with a matching range of modern white base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, gas point for cooker with pull out extractor hood over, uPVC frosted double glazed window to side, radiator, double glazed door to rear.



### **Landing**

Stairs to second floor, door to:

### **Bedroom 1 9'1" x 14'9" (2.78m x 4.49m)**

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, radiator.



**Bedroom 2 12'3" x 10'3" (3.73m x 3.12m)**

UPVC double glazed window to rear, door to built-in over-stairs storage cupboard with shelving.

**Bathroom**

Fitted with three piece suite comprising deep panelled bath with shower attachment over and mixer tap, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear.

**Bedroom 3 14'4" x 14'9" (4.38m x 4.49m)**

Double glazed velux skylight to front, double glazed velux skylight to rear, radiator, sloping ceiling with recessed low-voltage spotlights, built-in eaves storage cupboards to either side.

**Outside**

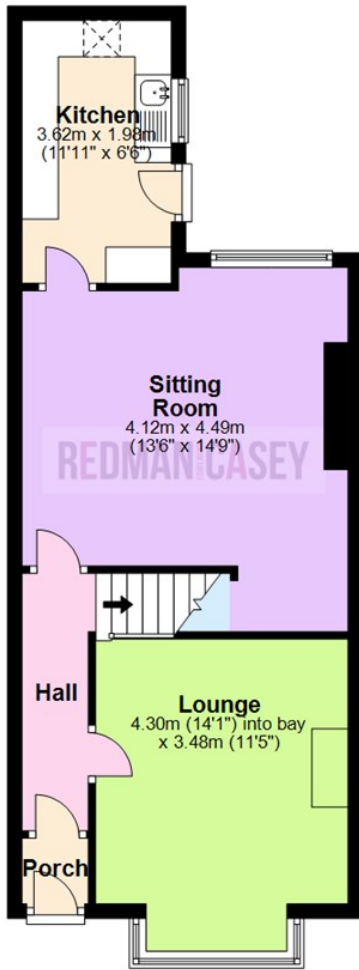
Front garden with gravelled area and paved path leading to front entrance door, enclosed by dwarf brick wall to front and sides.

Rear, enclosed by brick wall to rear and sides, rear gated access, concrete hard standing and courtyard.



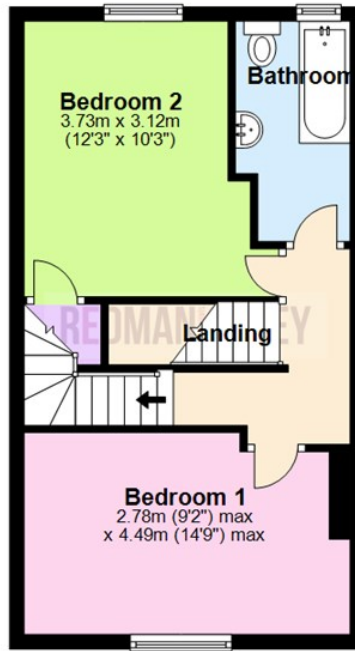
### Ground Floor

Approx. 46.7 sq. metres (503.1 sq. feet)



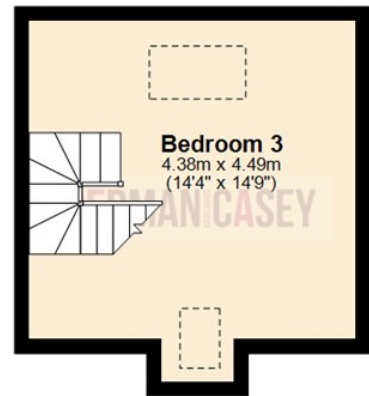
### First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



### Second Floor

Approx. 20.3 sq. metres (218.1 sq. feet)



Total area: approx. 104.7 sq. metres (1127.4 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

