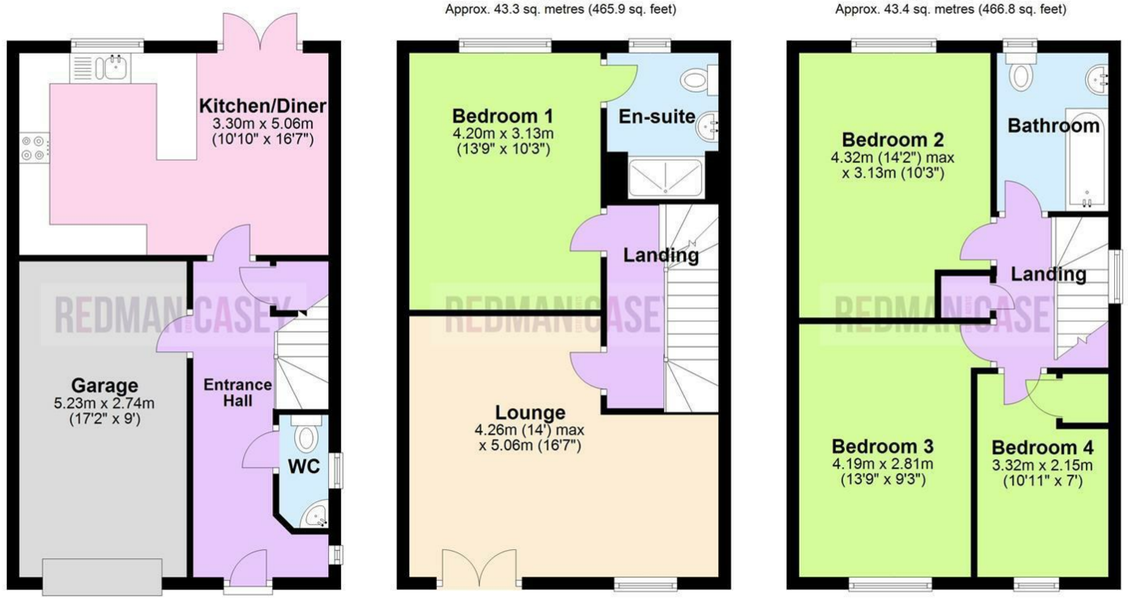
REDMAN CASEY ESTATE AGENTS

Ground Floor
Approx. 43.5 sq. metres (468.1 sq. feet)

First Floor
Approx. 43.3 sq. metres (465.9 sq. feet)

Second Floor
Approx. 43.4 sq. metres (466.8 sq. feet)



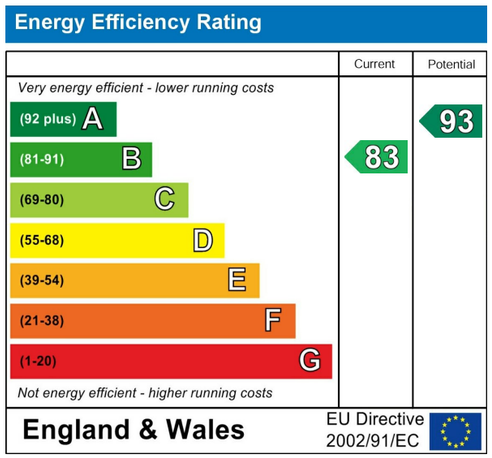
Total area: approx. 130.1 sq. metres (1400.8 sq. feet)

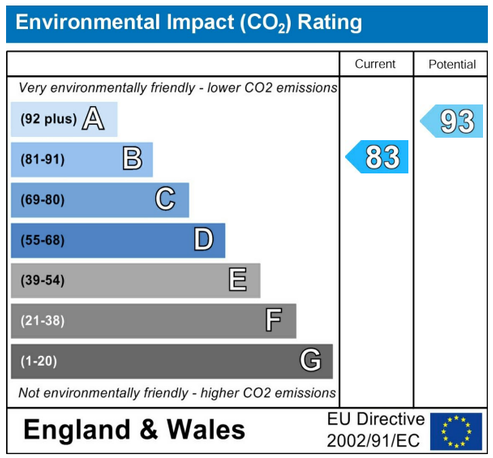
The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for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

2 Clevelands Drive, Heaton, Bolton, Lancashire, BL1 5GJ

Superbly presented end town house offering luxury accommodation over three floors with superb living accommodation, four bedrooms, two bathrooms and fantastic gardens. Ideally located for access to local amenities, Clevelands Prep school and Bolton School within walking distance. Early viewing is recommended to appreciate all on offer.

Offers In The Region Of £345,000





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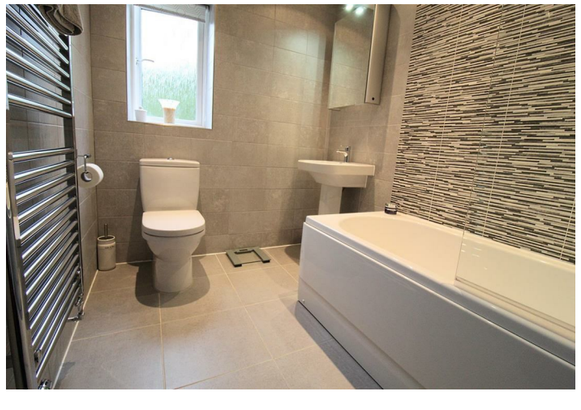

Built by Jones Homes in the grounds of Clevelands in 2016 the property is situated on this highly sought after development just off Chorley New Road and is ideally located for access to local amenities, Clevelands Prep and Bolton School. The property offers excellent accommodation over three floors comprising :- Entrance hall, wc, garage and dining kitchen fitted with a range of modern Mink high gloss units with built in Neff appliances. To the first floor there is a spacious L shaped lounge. Master bedroom with spacious en - suite shower room. To the second floor there are three further bedrooms and family bathroom fitted with a three piece white suite. Outside there are open plan gardens to the front with driveway parking for two cars, to the rear is a large private garden with patio and gravelled borders large lawned area and gated access. Additional parking space for 1 car to the side of the access roadway. The property benefits from quality fixtures and fittings including Neff appliances and chrome switches and sockets throughout and is not overlooked to front or rear and must be viewed to appreciate all that is on offer.

Entrance Hall
Frosted double glazed window to side, built-in under-stairs storage cupboard, radiator, carpeted stairs to first floor landing, double glazed entrance door, integral door to garage:

WC
Frosted double glazed window to side, fitted with two piece modern white suite comprising, corner wall mounted wash hand basin with mixer tap and tiled splashback and low-level WC, radiator, vinyl flooring.

Kitchen/Diner
10'10" x 16'7" (3.30m x 5.06m)
Fitted with a matching range of modern mink coloured base and eye level units with under lighting, drawers and complementary granite composite worktop, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, Neff integrated fridge/freezer, plumbing for washing machine and dishwasher, built-in Neff eye level electric fan assisted oven, four ring Neff gas hob with extractor hood over, built-in Neff microwave, double glazed window to rear, double radiator, ceramic tiled flooring, wall mounted concealed gas boiler serving heating system and domestic hot water, ceiling with LED spotlights, double glazed french double doors to garden.

Garage
Integral single garage with power and light connected, Up and over door.

First Floor

Landing
Radiator, carpeted stairs to second floor landing, door to:

Bedroom 1
13'9" x 10'3" (4.20m x 3.13m)
Double glazed window to rear, radiator, door to:

En-suite
Fitted with three piece modern white suite comprising pedestal wash hand basin, tiled double shower enclosure with a rain shower and an adjustable shower, low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, frosted double glazed window to rear, ceramic tiled flooring, ceiling with recessed LED spotlights, mirrored wall cabinet.

Lounge
14'0" x 16'7" (4.26m x 5.06m)
Double glazed window to front, two double radiators, double glazed french juliet balcony.

Second Floor

Landing
Frosted double glazed window to side, built-in airing cupboard housing, pre-lagged hot water tank, door to:

Bedroom 2
14'2" x 10'3" (4.32m x 3.13m)
Double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring, mirrored wall cabinet, ceiling with recessed LED spotlights.

Bedroom 3
13'9" x 9'3" (4.19m x 2.81m)
Double glazed window to front, radiator.

Bedroom 4
10'11" x 7'1" (3.32m x 2.15m)
Double glazed window to front, built-in over-stairs storage cupboard, radiator, access to part boarded loft.

Outside
Open plan front and side garden, driveway and hard standing to the front with car parking space for two cars with extra private parking for one car across the road, paved pathway leading to front entrance door and flower and shrub borders.
Private rear garden, enclosed by timber fencing rear and sides, large paved sun patio with extensive lawned and gravelled areas, further paved patio area, mature shrub and flower borders, gated side access.

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