



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	69	83
EU Directive 2002/91/EC		
www.epc4u.com		

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COPELAND MEWS, HEATON, BL1 5HT



- Beautifully extended family home
- Quiet cul-de-sac location
- Superbly presented throughout
- Three generous bedrooms
- Modern bathroom and cloakroom/wc
- Set upon a corner plot
- Freehold
- Superb orangery



£375,000

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Situated within a quiet cul-de-sac, just off Greenmount Lane in Heaton, is this beautifully presented Freehold link detached family home. This wonderful home sits upon a large corner plot with plenty of outside space and has very well kept landscaped gardens. Copeland Mews is perfectly positioned for many local amenities and schools including Markland Hill Primary School, Cleveland's Preparatory School and Bolton School. There are many excellent transport routes, superb restaurants and for the sports person, Markland Hill Racquets Club all on the doorstep of this fantastic home. The accommodation within the property comprises an entrance hallway, cloakroom/wc, kitchen/breakfast room, lounge/dining room and superb orangery to the ground floor with three good sized bedrooms and a family bathroom to the first floor. The property is set upon a corner plot with driveway parking for two cars at the front and a wonderfully landscaped rear garden with designated Indian stone patio area and tiered lawned garden. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, laminate effect flooring, under stairs storage.

Cloakroom/wc: 5' 3" x 2' 11" (1.61m x 0.89m) Downlights, double glazed window to the front, wall mounted vertical ladder radiator, wc, wash hand basin, tiled floor and walls.

Kitchen/diner: 16' 5" x 15' 11" (5.00m x 4.86m) Kitchen/diner: 5.00m (max) x 4.86m (max) Downlights, dual aspect double glazed windows to the front and the rear, double glazed French doors leading to a patio area, wall mounted vertical radiator, range of fitted wall and base units with complementary worktops and breakfast bar incorporating an extractor fan, space for an electric range oven, space for a fridge freezer, dishwasher space for a washing machine and dryer, integrated dishwasher, sink with mixer tap and drainer, tiled splashback to the walls and tiled floor, wall mounted Worcester boiler.

Lounge/dining room: 16' 10" x 15' 6" (5.12m x 4.73m) Ceiling light points, coving to the ceiling, wall lamps, living flame gas fire and surround, radiators, dual aspect double glazed windows, sliding patio doors leading to the Orangery.

Orangery: 24' 5" x 9' 1" (7.43m x 2.78m) Lantern style double glazed roof with downlights, porcelain tiled floor, double glazed windows, double glazed French doors leading to the garden.

Landing: Double glazed window to the front, loft access, ceiling light point.

Bedroom 1: 13' 1" x 10' 10" (3.99m x 3.29m) Radiator, double glazed windows to the side, ceiling light point.

Bedroom 2: 10' 5" x 8' 8" (3.18m x 2.63m) Double glazed window to the side, radiator, ceiling light point, laminate effect flooring.

Bedroom 3: 7' 11" x 7' 6" (2.41m x 2.29m) Double glazed window overlooking the garden, ceiling light point, radiator.

Bathroom: 9' 4" x 5' 7" (2.84m x 1.71m) Downlights, double glazed window to the front, wall mounted vertical ladder radiator, three piece suite styled as a wet room incorporating a WC, wash hand basin, shower, tiled floor and walls, fitted storage shelf unit.

Externally: The property is set upon a corner plot with driveway parking for two cars at the front and a wonderfully landscaped rear garden with designated Indian stone patio area and tiered lawned garden.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.12 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band E annual charges of ££2,770

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 in a conservation area of Chorley New Road.

Viewings: 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. A walk through viewing video is available to watch in the first instance.

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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