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## OLD KILN LANE, HEATON, BL1 5PD



- 1930's bay fronted semi detached
- Sought after location Heaton/Markland Hill
- Many original character features
- Lovely open views to rear
- 3 bedrooms, shower room
- 2 WC rooms, 2 reception rooms
- Kitchen breakfast room
- Edge of countryside, good amenities



## £345,000

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A traditional 1930's three bedroom semi detached house, situated in a highly sought after location within Smithills, on the border of Markland Hill and Heaton. This lovely bay fronted extended property, retains many original character features and has lovely open aspects to the rear, including Doffcocker Lodge. The property is within close proximity to excellent schools and open countryside, with easy access to the town centre and transport links. Viewing is highly recommended to fully appreciate this lovely familyhome. Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The spacious accommodation briefly comprises Entrance porch, hallway, guest WC room, living room, dining room and an extended kitchen breakfast room. Upstairs there are three good sized bedrooms a shower room and a separate WC. The master bedroom has lovely open views. Outside, there are gardens to the front and rear along with a paved driveway The property also benefits from UPVC double glazing and gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch:** UPVC double glazed entrance porch, tiled flooring, leaded light stained glass panelled door leading to:

**Hallway:** Radiator, picture rail, UPVC leaded light stained glass window side aspect, built in cloaks cupboard, UPVC frosted double glazed window front aspect.

**Guest wc:** UPVC frosted double glazed window side aspect, close coupled WC, wash hand basin, part tiling to the walls, fitted shelving.

**Living Room:** UPVC double glazed window to the rear garden aspect, feature Portuguese limestone fireplace incorporating an electric fire, radiator, Picture rail, coving to the ceiling.

**Dining Room:** UPVC double glazed bay window to the front, with leaded light panels above, radiator, coving to the ceiling, fireplace incorporating an electric fire, mounted on a slate tiled hearth.

**Kitchen Breakfast Room:** 3 UPVC double glazed windows and a matching door, rear and side aspect, fitted wall and base units with complementary work surfaces and tiled splashback, stainless steel sink unit with mixer tap, cooker, concealed extractor above, space for a washing machine and a dishwasher, space for a fridge freezer, and a tumble dryer, radiator, coving to the ceiling, inset spotlights.

**Landing:** Feature turning staircase which leads to the landing, UPVC leaded light stained glass window to the front aspect, radiator, dado rail, picture rail, doors lead to:

**Bedroom One:** UPVC double glazed bay window to the rear aspect, two radiators, picture rail.

**Bedroom Two:** UPVC double glazed bay window to the front with leaded light panels above, fitted wardrobes, radiator, original fireplace, picture rail.

**Bedroom Three:** UPVC double glazed window to the rear aspect, radiator below, access to the loft.

**Shower Room:** 6' 4" x 6' 1" (1.93m x 1.85m)

**Separate wc:** UPVC double glazed window to the side, wc.

**Outside:** There is a paved front garden/driveway with feature tree and plant displays. The driveway leads along the side elevation to a single garage with an up and over door. A generous sized rear garden with paved areas and an 'AstroTurf' style grass surface and feature tree and plant displays.

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 990 years from 1 May 1934

**Council tax:** Cardwells estate agents Bolton research shows the property is band E, £2625 per annum

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

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