



INDEPENDENT ESTATE AGENTS

30 Ravens Wood, Heaton, Bolton, BL1 5TL

**£700,000**

**FOR SALE**

A large design of home sat within a generous corner plot which is not overlooked from the rear. In addition to the three individual reception rooms there is a modern open plan, kitchen and living area. Each of the bedrooms are an excellent double size, the master suite is substantial, and the bathrooms are also very large. Integral double garage provides excellent storage and possibilities for conversion.



- SUBSTANTIAL HOME OF APPROX 2664 SQFT
- HIGH SPECIFICATION, MODERN KITCHEN WITH ISLAND
- TRAIN STATION AROUND 1 MILE
- SIGNIFICANT MASTER SUITE
- POTENTIAL TO RECONFIGURE AND CREATE MORE BEDROOMS, IF DESIRED

- THREE INDIVIDUAL LIVING ROOMS PLUS OPEN PLAN KITCHEN
- LARGE INTEGRAL DOUBLE GARAGE
- MOTORWAY LINK JUST UNDER 3 MILES.
- JUST OVER 1 MILE TO BOLTON SCHOOL.
- HEAD OF CUL-DE-SAC AND NOT OVERLOOKED TO THE REAR

**Lancasters Independent Estate Agents**

104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ

01204 697919

hello@lancasters.property



# 30 RAVENS WOOD, HEATON, BOLTON, BL1 5TL

## The Home:

This home offers a substantial size of approx 2664 sqft, which is not readily apparent from the front.

Whilst the original design includes four bedrooms, each are an excellent double size and in many similar homes the same space could well have accommodated five if not six smaller bedrooms. Both the bathroom and ensuite proportions, also illustrate the generous dimensions throughout.

Our client has thoughtfully extended the dwelling to the ground floor which now offers an impressive group of reception rooms, two of which are particularly large one originally designed as a study and it is worthy of note that the layout has been re-configured to include an open plan, kitchen and living area.

The extended living area measures at 23 ft x 13 ft and connects immediately into the large double garage.

As such, the layout would lend itself to the creation of an annex style living area where there would be potential to provide ground floor bathroom facilities due to the plumbing associated to the ground floor which shares a party wall with the garage.

The large rear garden has been an ideal space for entertaining over the years and enjoys great privacy being fringed by woodland. The only loss of privacy would be attributed to the mass of birds and wildlife in the valley to the rear.

In summary, as mentioned previously, the home is much larger than would be envisaged from a simple drive by. We feel the property would no doubt suit growing families, those families looking for multi generation living and equally those downsizing from an even larger home but wishing to retain a high calibre address and substantial room proportions.

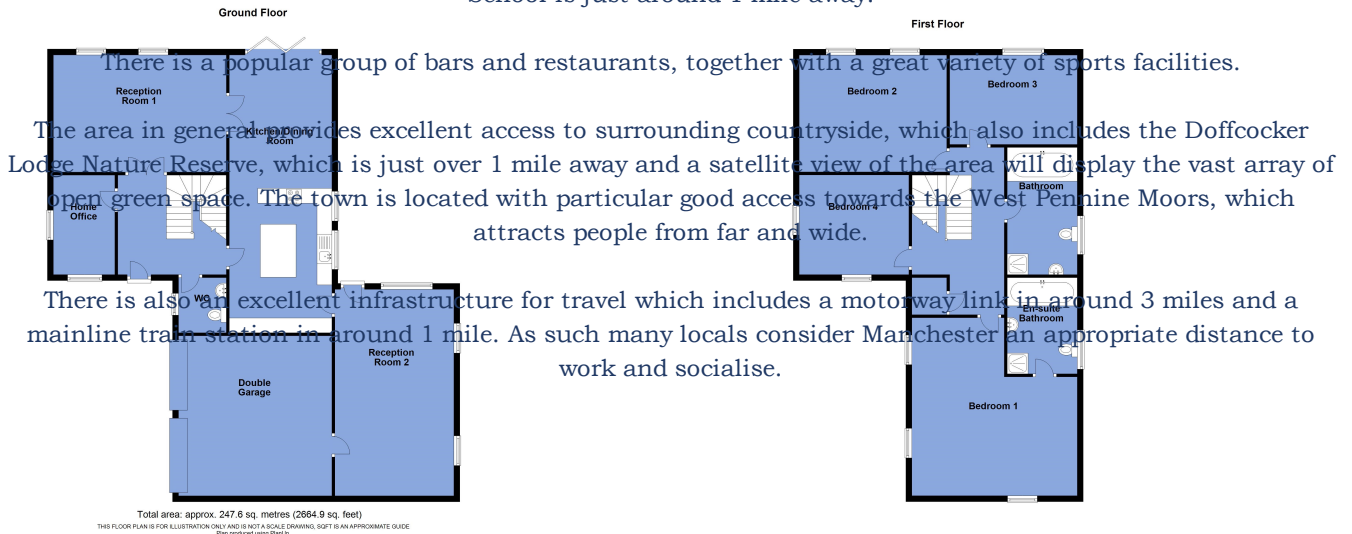
The sellers inform us that the property is Freehold

Council Tax Band G - £3,398.13

## THE AREA

### The Area:

Ravens Wood is a high calibre, modern development positioned just off Chorley New Road within the heart of Heaton and provides access to many of the important characteristics associated with the area. There is popular schooling, both in the form of state and private education. Many people settle within this facility as Bolton School is just around 1 mile away.



Total area: approx. 247.6 sq. metres (2664.9 sq. feet)  
THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE.  
Plan produced using PlanIt.

## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

11' 10" x 10' 11" (3.61m x 3.33m) Stairs to the first floor. Under stairs storage.

#### Ground Floor WC

5' 0" x 5' 3" (1.52m x 1.60m) Natural light. Fully tiled to the walls and floor. Hand basin and vanity unit. WC in matching concealed cistern.

#### Reception Room 1

19' 1" x 12' 11" (5.82m x 3.94m) Two rear windows. Open access into the living / dining area to the kitchen

#### Dining area of kitchen

11' 3" x 13' 0" (3.43m x 3.96m) Bi-folding doors to the patio and garden. Tiled floor. Open access into the kitchen.

#### Kitchen

17' 2" x 11' 2" (5.23m x 3.40m) Two gable windows. Wall and base units. Large island unit including breakfast bar. Integral ovens, combination microwave oven, warming drawer, fridge and freezer, dishwasher, gas hob with extractor canopy over. Space for additional fridge. Access into a large extended reception room

#### Reception Room 2

23' 0" x 13' 0" (7.01m x 3.96m) Two gable windows. One rear window. Glass paneled rear door. Access into the integral double garage

#### integral Garage

18' 1" x 17' 7" (5.51m x 5.36m) Up and over doors to the front. Utility area to the rear of the garage.

### Reception Room 3 or bedroom 5

6' 9" x 10' 11" (2.06m x 3.33m) Boxed bay window to the front plus gable window.

### First Floor

#### Landing

10' 6" x 14' 3" (3.20m x 4.34m) Excellent size. Loft access.

#### Water Tank / Airing Cupboard

5' 4" x 5' 5" (1.63m x 1.65m) Large enough to be used for additional storage.

#### Bedroom 1

16' 11" x 15' 10" (5.16m x 4.83m) Over the garage. Two dormer windows to the front. Double circular window. Extensively fitted with bedroom furniture

#### En-Suite Bathroom

10' 6" x 7' 8" (3.20m x 2.34m) WC. Shower cubicle. Hand basin. Large bath. Side window with private wooded aspect.

#### Bedroom 2

13' 3" x 16' 3" (4.04m x 4.95m) Large rear double. Two rear windows. Fitted furniture.

#### Bedroom 3

9' 11" x 12' 6" (3.02m x 3.81m) Rear window to the garden. Fitted furniture.

#### Bedroom 4

12' 1" x 10' 11" (3.68m x 3.33m) Front double. Front and side windows. Fitted with bedroom furniture.

#### Family Bathroom

7' 8" (max) x 14' 1" (max) (2.34m x 4.29m) Gable window. Shower cubicle. Hand basin. WC. Bath. This room is certainly large enough to take some from it and create an ensuite from the back double bedroom.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	