



INDEPENDENT ESTATE AGENTS



22 Rawlyn Road, Heaton, Bolton, BL1 5RQ

A most impressive four bedroom and two reception room mature semi-detached home which includes a large modern bathroom and DSWC. There is a generous rear garden plus good provision for off-road parking.

- THOUGHTFULLY EXTENDED SEMI-DETACHED HOME
- OPTION TO ENLARGE DSWC SHOULD A GROUND FLOOR SHOWER ROOM BE DESIRED
- ENLARGED DINING KITCHEN
- GENEROUS REAR GARDEN PLUS GOOD PROVISION FOR PARKING
- THOUGHTFUL PROVISION FOR STORAGE
- BATHROOM FITTED AROUND TWO YEARS AGO
- TWO INDIVIDUAL RECEPTION ROOMS
- EXCELLENT LAYOUT TO CREATE LARGER LIVING ACCOMMODATION
- EXTREMELY POPULAR LOCATION BETWEEN CHORLEY OLD ROAD AND NEW CHURCH ROAD
- PLOT WOULD OFFER A SCOPE FOR



£365,000

22 RAWLYN ROAD, HEATON, BOLTON, BL1 5RQ

A most impressive and very well cared for mature semi-detached home which has been extended to the side at ground and first floor levels.

The rear garden is well proportioned and there should be scope for further extension subject to the usual consents.

This family home has been maintained within the same ownership for just under 30 years and is purely coming to the market due to our clients searching for their next chapter.

The length of ownership displays the quality of house and location.

The accommodation includes two individual reception rooms which are accessed from the hallway and are complimented by an enlarged dining kitchen. A ground floor WC has been introduced by sub-compartmenting an area of the garage and it is worthy of note that space for a ground floor shower room could quite easily be created.

There is modern and neutral decor throughout with the most recent change being the four piece family bathroom which was fitted around two years ago.

Homes within this immediate area often generate strong interest and an early viewing is advised.

The property is Leasehold for a term of 990 years from 21st March 1939 subject to the payment of a yearly Ground Rent of £4.50

Council Tax is Band C - £2,008.42

THE AREA

Rawlyn Road is an established, residential location accessed close to New Church Road and Chorley Old Road. A great landmark to identify the area is Heaton Cricket Club. It is approximately four miles from the popular Middlebrook Retail and Leisure Park with its range of shops, sports facilities, bowling, cinema and football stadium. Junction 5 of the M61 is around 3.5 miles whilst Lostock train station is just over 2 miles away. Nearby there are excellent outdoor pursuits via the renowned Moss Bank Park with its open spaces, woodland, gardens, café and popular playing fields. Doffcocker Lodge nature reserve and the Smithills Estate recently purchased by The Woodland Trust are also popular outdoor spaces.

Convenient for local schools and shopping facilities the area boasts a host of independent retail shops on Chorley Old Road and useful services such as doctors, dentists, pharmacies, pubs, restaurants, supermarkets, petrol stations and the local golf course.

Properties in this area often command good interest and we would therefore strongly advise an early viewing.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

5' 8" x 12' 11" (1.73m x 3.94m) Stairs to first floor.

Ground Floor WC

3' 5" x 6' 3" (1.04m x 1.91m)

Reception Room 1

11' 6" x 13' 8" (max into the angled bay) (3.51m x 4.17m) Overlooks the front garden.

Reception Room 2

11' 0" x 16' 4" (max into the angled bay) (3.35m x 4.98m) Individual living room to the rear and overlooking the rear garden. Gas fire within a traditional style fireplace.

Kitchen/Dining Room

15' 5" x 9' 6" (4.70m x 2.90m) Natural light through a rooflight to the rear. Glass panelled door and rear window to the garden. Space for tall fridge freezer and washing machine. Integral gas hob plus oven. Integral individual fridge and dishwasher.

First Floor

Landing

With loft access

Bedroom 1

14' 7" x 9' 8" (to the front of the robes) (4.45m x 2.95m)

Bedroom 2

9' 0" x 11' 3" (2.74m x 3.43m) Rear window to the garden. Fitted furniture including higher level storage and wardrobes.

Bedroom 3

7' 1" x 17' 7" (2.16m x 5.36m) Double aspect (front and rear) windows. Loft above the extension part of this room in addition to the loft in the original part of the dwelling.

Bathroom

8' 2" x 5' 11" (2.49m x 1.80m) Two rear window. Fitted storage conceals the water tank. Tiled to the walls. Individual bath. Hand basin. Vanity unit. WC. Corner shower with electric shower.

Bedroom 4

5' 8" x 8' 8" (1.73m x 2.64m) Front single.

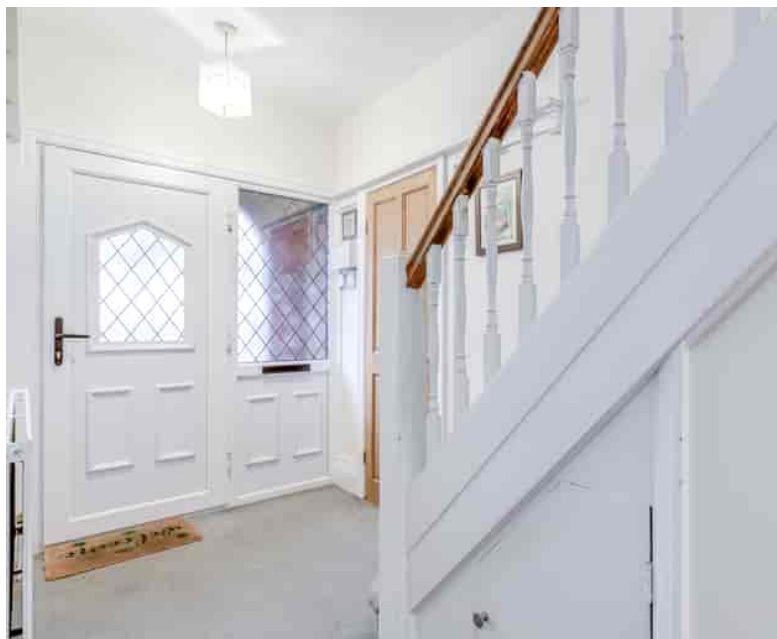
Exterior

Rear

Covered area. Useful storage area. Walkway from front to rear. Mature garden, lawned area. Pathway to storage shed.

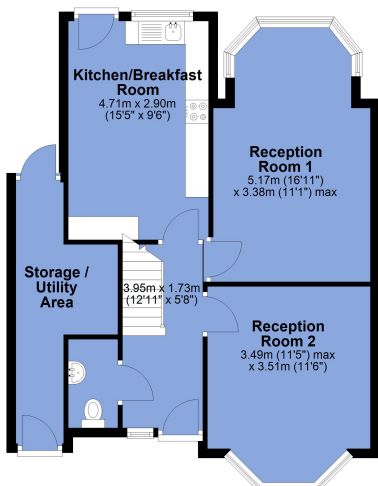
Garage

Gas central heating boiler.



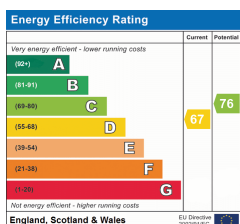
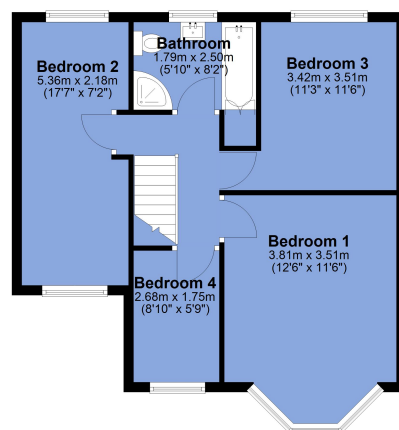


Ground Floor



Total area: approx. 113.8 sq. metres (1224.8 sq. feet)

First Floor



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