



INDEPENDENT ESTATE AGENTS

50 Ravens Wood, Bolton, Lancashire, BL1 5TL  
**£600,000**  
FOR SALE

A large, detached design which includes four individual reception rooms, generous bedroom accommodation and located within the head of a cul-de-sac. The rear garden enjoys a very pleasant aspect towards nearby woodland and the rear garden has been finished with ease of maintenance in mind. Attached double garage and well-proportioned driveway.



- FOUR INDIVIDUAL RECEPTION ROOMS
- JUST OVER 1 MILE TO BOLTON SCHOOL.
- TRAIN STATION AROUND 1 MILE.
- PLEASANT ASPECT INTO WOODLAND.
- NO CHAIN

- FOUR DOUBLE BEDROOMS
- MOTORWAY LINK JUST UNDER 3 MILES
- LOW MAINTENANCE REAR GARDEN.
- ATTACHED DOUBLE GARAGE
- NEW BOILER

# 50 RAVENS WOOD, BOLTON, LANCASHIRE, BL1 5TL

Owned within the same family since its initial construction and available with no chain is this large design of four double bedroom and four reception room detached home.

The accommodation lends itself perfectly to those seeking versatile living accommodation, and equally those looking to create large, open plan living can achieve this, without the need to further extend. Should ground floor bedroom accommodation be required then simply the quantity of reception rooms provides the ability to do so.

Our client has maintained the property very well during its lengthy ownership and a recent positive change has been the creation of a low maintenance rear garden plus a new gas central heating boiler. The garden itself enjoys an impressive aspect into the woodland to the rear which hosts a great variety of wildlife.

This particular property is located within the head of a cul-de-sac, and therefore there is very little in the way of passing traffic.

Homes within these high calibre developments within Heaton have been generating strong rates of interest and an early viewing is advised.

The sellers inform us that the property is Freehold

Council Tax Band G - £3568.48pa

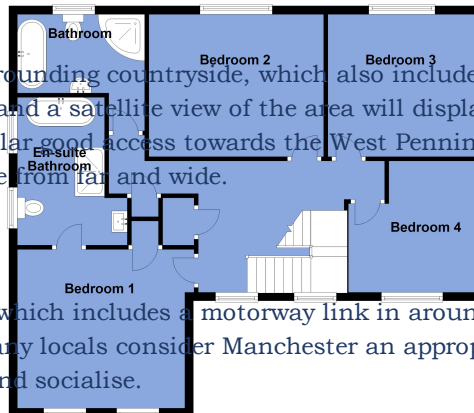
## THE AREA

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.

There is a popular group of bars and restaurants, together with a great variety of sports facilities.

Ground Floor

First Floor



Total area: approx. 190.6 sq. metres (2051.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.



## ROOM DESCRIPTIONS

### Ground Floor

#### Shaped Entrance Hallway

Access through a modern composite door. Galleried landing and a feature staircase. Two sections of understairs storage. Double doors open into

#### Reception Room 1

12' 10" (max to the alcove) x 15' 11" (3.91m x 4.85m)  
Two windows to the front. Gas fire.

#### Reception Room 2

8' 8" x 14' 2" (2.64m x 4.32m) Sliding patio doors opening to the rear which a nice open aspect to the wooded area. Gable window. Access into

#### Dining Kitchen

16' 5" x 14' 1" (5.00m x 4.29m) Wall and base units in a cream gloss. Space for an American style fridge freezer. Plumbing and space for washing machine and dishwasher. Electric range. Integral microwave. Gas central heating boiler concealed by cupboard. Two rear windows. Large glass paneled door opens to and overlooks the patio garden and the wooded aspect to the rear

#### Reception Room 3

9' 7" x 9' 10" (2.92m x 3.00m) To the rear. Sliding patio doors to the rear.

#### Reception Room 4

7' 0" x 9' 8" (2.13m x 2.95m) Boxed bay window to the front overlooking the front garden.

#### Ground Floor WC

6' 5" x 3' 7" (1.96m x 1.09m) WC and hand basin. Tiled finish to the floor. Tiled splashback. Replaced in 2008.

### Double Garage

17' 1" x 17' 2" (5.21m x 5.23m) Accessed from the double drive. Glass paneled rear door plus window. Electric up and over door. Power and light. Consumer unit housed in garage. Electric car charging point to the garage.

### First Floor

#### First Floor Landing

10' 2" x 11' 9" (3.10m x 3.58m) Two front facing windows. Water tank/airing cupboard.

#### Bedroom 1

12' 11" x 12' 1" (3.94m x 3.68m) Front double. Two windows to the front. Fitted bedroom furniture. Fitted storage. Access into a large en-suite

#### En-Suite Bathroom

11' 5" x 8' 6" (max) (3.48m x 2.59m) Hand basin. WC. Shower and individual bath. Two gable windows. Tiled to exposed areas of walls and tiled floor.

#### Bedroom 2

11' 0" x 13' 6" (3.35m x 4.11m) Rear double.

#### Bedroom 3

11' 1" x 11' 10" (3.38m x 3.61m) Rear double. Fitted bedroom furniture. Rear window to the wooded area.

#### Bedroom 4

10' 2" x 9' 10" (3.10m x 3.00m) Front double, L-shaped. Window to front. Fitted furniture.

#### Family Bathroom

9' 11" x 6' 4" (not including the door recess) (3.02m x 1.93m) Rear window. Fully tiled walls and floor. Corner shower. Hand basin. WC. Individual bath











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>		79
(55-68) <b>D</b>	69	
(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 