



INDEPENDENT ESTATE AGENTS

9 Haslam Hall Mews, Bolton, Lancashire, BL1 5EX
£360,000
FOR SALE

A very well presented and sizable three double bedroom and three bathroom mews property. Located within the heart of Heaton and enjoying a well orientated garden. Quality level of maintenance throughout. Driveway and garage.



- HIGH CALIBRE ADDRESS
- LARGE DINING KITCHEN PLUS CONSERVATORY TO GROUND FLOOR
- JUST OVER 1 MILE TO TRAIN STATION
- THREE BATHROOMS PLUS DOWNSTAIRS WC
- AROUND 2.5 MILES TO MOTORWAY
- THREE DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY
- SEPARATE FIRST FLOOR LOUNGE WITH BALCONY
- MANCHESTER COMMUTER BELT
- WELL PLACED FOR LOCAL SPORTS FACILITIES

ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

6' 0" x 21' 7" (max) (1.83m x 6.58m) Stairs to the first floor. Tiled finish to the floor. Well proportioned under stairs store.

Ground Floor WC

2' 9" x 7' 8" (0.84m x 2.34m) WC. Hand basin.

Integral Garage

8' 5" x 17' 1" (2.57m x 5.21m) Painted floor. Painted walls. Plastered and painted ceiling. Electric up and over door. Power and light. Water supply.

Dining Kitchen

14' 3" x 14' 11" (4.34m x 4.55m) To the rear. Distinct dining area. Matching tiled finish to the floor coming through from the hallway. Breakfast bar area within the kitchen design. Plumbing and space for washing machine. Space for a vented dryer. Integral fridge freezer, microwave, oven, gas split level hob plus extractor. There is also concealed under wall unit LED lighting. French doors opening into a conservatory.

Conservatory

8' 11" x 12' 0" (2.72m x 3.66m) Plumbed into the main central heating. Tiled finish to the floor.

FIRST FLOOR

Landing

6' 1" x 17' 3" (1.85m x 5.26m) With return staircase to the second floor. Natural light through French doors leading to a small balcony which overlooks the hammer head of the cul de sac.

Reception Room 1

11' 8" x 14' 10" (3.56m x 4.52m) To the rear. French doors to a balcony overlooking the garden.

Shower Room

4' 6" x 7' 8" (1.37m x 2.34m) Shower from mains. WC. Hand basin. Tiled floor. Tiled splash back. Half tiled to the walls.

Bedroom 1

8' 6" x 12' 4" (2.59m x 3.76m) Front double with window to the front into the hammer head of the cul-de-sac. Laminate flooring.

SECOND FLOOR

Landing

Loft access, which is part boarded with a fitted ladder and power and lighting.

Bedroom 2

1' 0" x 12' 9" (to the front of the robes) (0.30m x 3.89m) To the rear. Fitted furniture. Solid oak flooring. Two windows to the rear.

Shower Room

Double width shower from mains. WC. Hand basin in vanity unit.

Bedroom 3

9' 8" x 14' 9" (max to the over stairs recess) (2.95m x 4.50m) Front double. Two windows to the front. Fitted boiler/airing cupboard. Laminate flooring.

En-Suite Shower Room

3' 8" x 8' 5" (1.12m x 2.57m) Double width shower. WC. Hand basin. Shower from mains.

EXTERIOR

Rear Garden

Low maintenance rear garden. Flagged. Decked areas. External water supply.







