



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

9 HASLAM HALL MEWS, BOLTON, LANCASHIRE, BL1 5EX

The Home:

This very well-maintained mews property, located in a consistently popular development just off Chorley New Road within the heart of Heaton. The size of accommodation is not readily apparent from the front and the depth of this design is often a pleasant surprise for intending viewers.

The ground floor includes a substantial entrance hallway which leads to a large dining kitchen and further access to a conservatory, opening to the garden, which comprises decking and paved patio areas to the full width of the property and includes an external water supply.

There is a ground floor WC and integral garage. The kitchen is a modern design and was refitted around 10 years ago. The soffits and facias were replaced during 2023.

To the first floor, you will find an individual reception room to the rear which opens to a balcony and to the front, a double bedroom with en-suite. There is access on this floor to a small balcony at the front of the property.

All en-suite sanitaryware was replaced around 10 years ago.

To the second floor there is the main double bedroom and a further double bedroom each with its own ensuite. Access to roof space from this floor via a folding ladder.

Properties within Haslam Hall Mews often generate good levels of interest and can appeal to a great variety of buyers including those downsizing from a larger dwelling but wishing to retain a high calibre address, good room proportions and features such as garage driveway and garden.

The sellers inform us that the property is Freehold

Council Tax Band F - £3,092.71

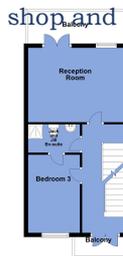
THE AREA

The Area:

Haslam Hall Mews is located just off Chorley New Road within the heart of Heaton which is regarded as one of the town's most prestigious areas. The development is relatively small including a number of detached and townhouse properties and is surrounded by a good number of larger high value detached homes. For those seeking schools then there are popular private schools within Heaton whilst Markland Hill County Primary also serves the area. There are some popular leisure facilities within the area including several sports clubs and popular bars/restaurants. For those needing to commute, it is worth noting that Junction 5 of the M61 is roughly 2.5 miles away and the closest train station (Lostock) is on the main line to Manchester and is just over 1 mile away. Many people who live within the area consider Manchester and the Trafford Centre as an appropriate distance to shop and socialise.



Total area: approx. 141 sq. metres (1522 sq. ft.)
NO FLOOR PLAN OR ILLUSTRATION PROVIDED AND NOT A SCALE DRAWING. SPT 6.0.04/01/04/06/0000
Permitted Development



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.

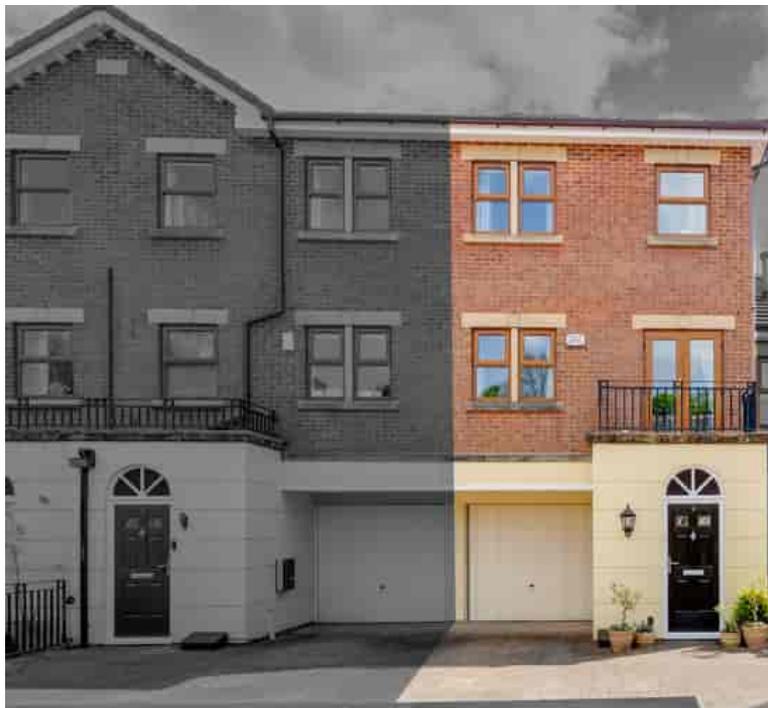
En-Suite Shower Room

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

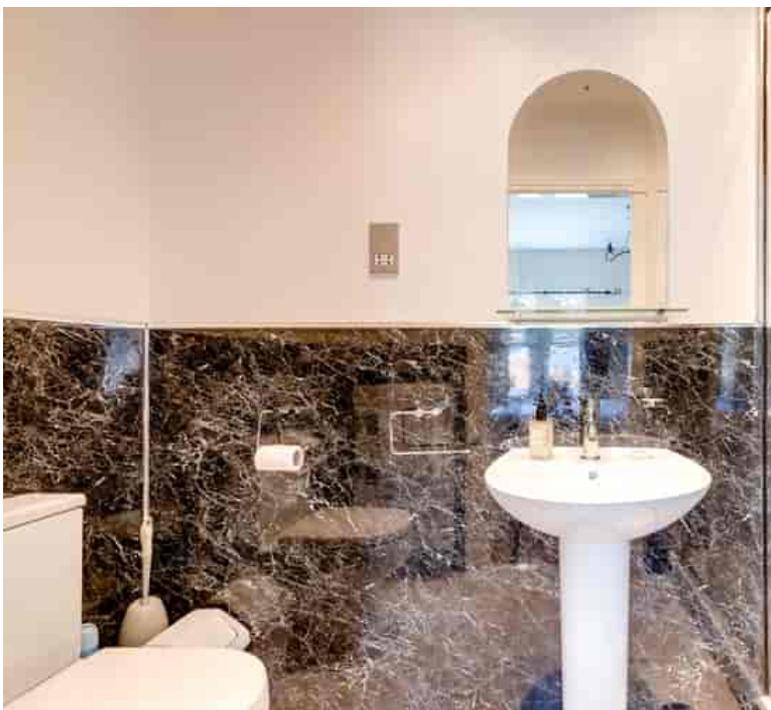
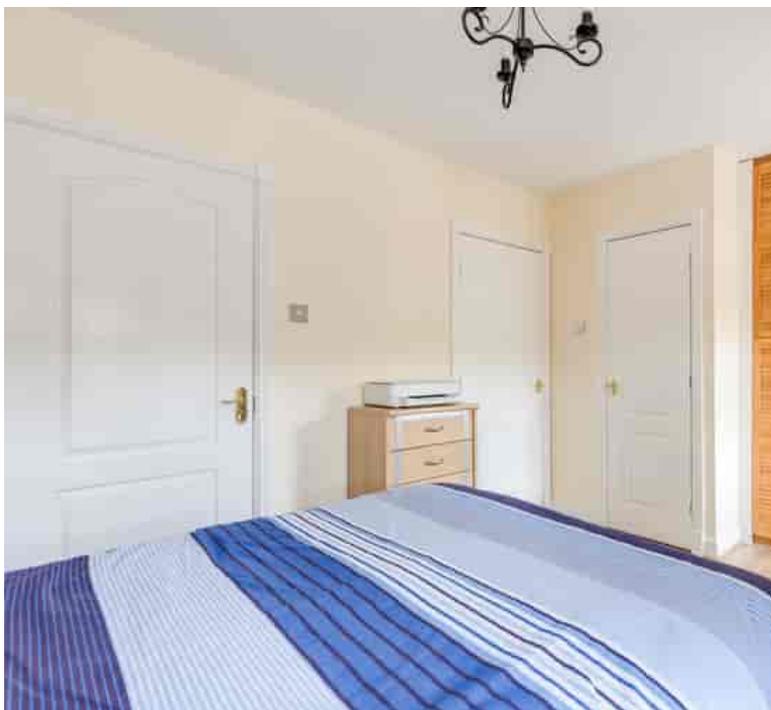
EXTERIOR

Rear Garden

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









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