



INDEPENDENT ESTATE AGENTS



146a Markland Hill Lane, Heaton, Bolton, BL1 5NZ

A large semi-detached home including four double bedrooms, three reception rooms and open plan dining kitchen with living area to the rear. Potential for further extension. Available with no onward chain.

- HIGH CALIBRE ADDRESS
- NO CHAIN
- OPEN PLAN DINING KITCHEN AND LIVING AREA
- LONG DRIVEWAY AND DETACHED GARAGE
- AROUND 1 MILE TO BOLTON SCHOOL
- JUST 0.1 MILE TO ALBERT ROAD WEST ENTRANCE INTO MARKLAND HILL PRIMARY SCHOOL
- THREE RECEPTION ROOMS
- LOVELY PERIOD FEATURES
- GREAT POTENTIAL FOR FURTHER EXTENSION
- TRAIN AND MOTORWAY LINKS AROUND 1.5 AND 3 MILES



£500,000

146A MARKLAND HILL LANE, HEATON, BOLTON, BL1 5NZ

An impressive semidetached home benefiting from the excellent characteristics associated with this age of build.

High ceilings, large windows, generous room proportions and deep skirting boards are a number of the features which this home has retained. Great flexibilities provided by way of three ground floor reception rooms and our clients have introduced an open plan dining kitchen and living area to the rear.

The first floor includes four double bedrooms the master enjoying an ensuite with the further three bedrooms being served by the family bathroom. The first floor includes high ceilings also.

To the exterior there is a substantial driveway with scope to create additional parking if desired. There is also an electric car charging point. To the rear there is a detached garage and generous plot and given the width and depth of the garden there could well be potential for further extension.

The sellers inform us that the property is Leasehold for a term of 999 years from 16th June 1894 subject to the payment of a yearly Ground Rent of £2.50

Council Tax is Band G - £3,568.48

THE AREA

Markland Hill Lane is a prestigious address within the heart of Heaton which is regarded as one of the most high calibre parts of this popular residential area.

The local schools are a consistently strong feature of the postcode and include Markland Hill County Primary School, whilst the area in general has good access to Bolton School. Heaton also includes a number of popular pubs, restaurants and leisure facilities. Junction 5 M61 is around 3 miles away whilst Lostock train station which is on the mainline to Manchester is under 1.5 miles away. Many locals consider Manchester as an appropriate distance to work, shop and socialise and for those who enjoy spending time outdoors the area has access to Doffcocker Nature Reserve, which is ideal for dog walking, running etc.



ROOM DESCRIPTIONS

Ground Floor

Vestibule

4' 6" x 4' 1" (1.37m x 1.24m) Original mosaic tiled finish to the floor. Stained and leaded windows over the inner door.

Hallway

4' 8" extending to 5' 11" x 22' 2" (1.42m extending to x 1.80m x 6.76m) Understairs store.

Reception Room 1

13' 0" (max into the alcove) x 17' 1" (max into the squared bay) (3.96m x 5.21m) Positioned to the front. Log burner. Ceiling height of 9' 7" (2.92m)

Reception Room 2

12' 3" x 14' 11" (3.73m x 4.55m) Window to the front. Fitted storage and shelving.

Reception Room 3

12' 3" x 14' 0" (3.73m x 4.27m) Looks through the open plan kitchen living area to the garden.

Cloakroom

3' 9" x 6' 4" (1.14m x 1.93m) Leading into the WC

WC

3' 8" x 5' 2" (1.12m x 1.57m) Gable window. WC. Hand basin.

Extension

24' 10" x 9' 0" (7.57m x 2.74m) Positioned to rear. Vaulted ceiling. Three roof lights. Two sets of French doors with their side screens. Tiled finish through this space.

Kitchen

11' 8" x 9' 9" (3.56m x 2.97m) Integral gas hob. Fitted oven. Integral fridge freezer and washing machine. Fitted storage area housing electric meter and consumer unit.

First Floor

Landing

Bedroom 1

13' 0" (max to alcove) x 14' 11" (3.96m x 4.55m) Window to the front.

En-Suite

Window to the front. WC in concealed cistern. Hand basin. Double width shower.

Bedroom 2

12' 2" (max to the alcove) x 15' 0" (3.71m x 4.57m) Front double.

Bedroom 3

12' 5" x 14' 0" (3.78m x 4.27m) Rear double. Looks to the garden and views over the rooftops towards the hills. Fitted store to one alcove.

Bedroom 4

10' 7" x 7' 6" (3.23m x 2.29m) Gable window. Fitted robes.

Bathroom

5' 10" x 11' 10" (1.78m x 3.61m) Bath. Large hand basin with vanity unit. WC. Tiled splashback. Tiled floor. Rear window.

Exterior

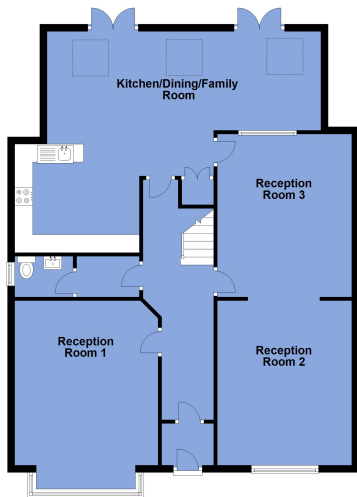
Gardens

Front and rear gardens. Long driveway.





Ground Floor



Total area: approx. 191.5 sq. metres (2061.7 sq. feet)

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

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	68
		68	79

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