



28 Copeland Mews, Bolton, Greater Manchester, BL1 5HT

For Sale - 3 Bedroom Detached - £285,000

28 Copeland Mews, Heaton, Bolton, BL1 5HT

Three bedroom property superbly presented in contemporary style, situated at the head of a cul-de-sac in the prestigious district of Heaton. The area is well served with excellent schools, local amenities and road links. The property has recently been renovated to a high standard. All windows are UPVC, double glazed and leaded with good quality chrome handles and locks, mahogany-effect outside, white inside. Power-points, light-switches and door furniture are mainly chrome throughout. All radiators individually thermostatically controlled. Comprehensive security system installed

For viewing or questions please contact the owner on: 07931 300940 or email to landproperty@btinternet.com. The property can be identified by the L&R board at the front.

The property comprises of HALLWAY with designer radiator and window to side, leading to CLOAKROOM/WC with toilet and hand-basin; STAIRS to FIRST FLOOR.

LIVING ROOM 16'6 x 12'0

Large bay window to front, contemporary living-flame gas fire with pebble coals and brushed stainless steel surround. Fireplace and hearth in Portuguese limestone. Ample power-points, dimmer light switch, main TV point with satellite and multi-room feature linked to several other rooms. BT



point. 2 double radiators. Double French doors leading through to Dining Room.

DINING ROOM 11'0 x 7'11

Patio window/door leading to garden at rear, 2 double power-points, dimmer light switch, double radiator. Birch laminate flooring continuing through archway to Kitchen.

KITCHEN 13'5 x 7'2

Contemporary style with range of wall and base units in birch. Granite-style worktops and tumbled-marble tiled splash-backs. Good quality chrome chimney-style extractor fan with extra large glass canopy over large chrome & cast iron 5-ring gas hob. Electric fan assisted oven. Integrated fridge. 1.1/2-sink with shower-head style mixer tap. Excellent low-voltage lighting. Ample power-points in slim-line chrome design. TV Point. Hand-built unit for concealed microwave. Under-stairs pantry. Tall designer radiator.

STAIRS leading to FIRST FLOOR LANDING leading to

BEDROOM ONE 12'2 x 9'6

Large mirrored fitted wardrobes to one wall, double radiator, low-voltage lighting, TV point, window to front, oak quick-step 950 v-groove flooring, leading to EN-SUITE comprising of shower cubicle, hand-basin, toilet, low-voltage lighting, mirrored wall cabinet, large chrome towel radiator, window to front.

BEDROOM TWO 10'8 x 6'8

Large built in wardrobes to one wall, TV point, single radiator.

BEDROOM THREE 8'7 x 7'7

TV point, BT point, single radiator, oak laminate flooring.

BATHROOM

White bathroom suite in contemporary design comprising of free-standing roll-top bath held in oak stand, slim-line toilet and basin, chrome fittings, fully tiled in large limestone type tiles, mirrored wall cabinet with overhead light. Low-voltage lighting. Oak quick-step 950 v-groove flooring.

GARAGE

Up and over door to front with half glazed door and window to rear, attic space, power and lighting, plumbed for washing machine, sink area, wall and base units for storage.

OUTSIDE OF PROPERTY

The property is not directly overlooked both front and rear, has lawned garden and rockery to front with tarmac driveway for several cars. The rear garden has paved patio areas, lawn and flower beds and lighting to upper and lower patio areas.

Please note - These property details have been provided by the advertiser of the property, and not Move on the net. As Move on the net is a publisher and not an estate agent it does not accept any responsibility regarding the accuracy or otherwise of the property details given.

Always check the details before agreeing to purchase and ensure the services of a qualified Solicitor are used before the purchase of any property.

All measurements should be taken to be approximate.

You should contact the relevant local authority to establish the council tax for the property you intend to buy / rent.

Property Features

- ✓ Central heating
- ✓ Close to schools
- ✓ Close to railway station
- ✓ Close to motorway network
- ✓ Close to amenities
- ✓ Alarm
- ✓ Patio
- ✓ Landscaped gardens
- ✓ Gardens to rear
- ✓ Gardens to front
- ✓ Single garage
- ✓ Driveway
- ✓ Not overlooked
- ✓ Double glazing
- ✓ Cloaks
- ✓ Hallway
- ✓ Dining room
- ✓ Lounge
- ✓ Ensuite
- ✓ Bathroom
- ✓ Kitchen