

REDPATH LEACH

ESTATE AGENTS

# COPELAND MEWS, HEATON

£365,000

## FEATURES

- Three Bed Detached Property
- Highly Desirable Cul-De-Sac Location
- Immaculately Presented Throughout
- Two Reception Rooms & Conservatory
- Modern Fitted Kitchen With Appliances
- Two Well-Appointed Shower Rooms
- Generous Plot & Attached Garage



































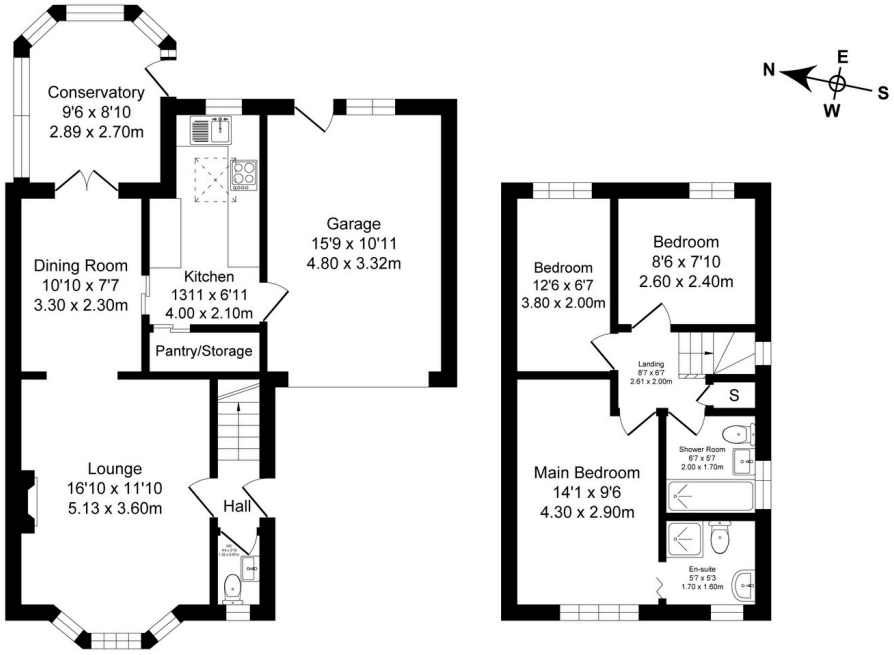






# Total Approx. Floor Area 1071 Sq.ft. (99.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.




Ground Floor

Approx. Floor Area 692 Sq.Ft (64.3 Sq.M.)

First Floor

Approx. Floor Area 379 Sq.Ft (35.2 Sq.M.)




Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Nestled at the heart of the highly desirable district of Heaton, there can be little doubt that this delightful, detached residence will be in very strong demand, secreted away in the corner of this quiet leafy cul-de-sac, just off the prestigious Greenmount Lane, and providing a safe environment for those looking for a place in which to raise their little ones. With its immaculate standard of presentation and thoughtfully laid-out floorplan, this property really does offer an excellent opportunity for those looking for an easy move into a home where one simply needs to move in their furniture, sit back and relax, with our client having gone to great lengths to create a quality finish with the addition of many considered design touches.

Widely acknowledged as one of the finest residential districts in the area, renowned for its diverse range of prestige and traditional homes, the locality has demonstrated itself to be a consistent attraction to prospective purchasers, its strong sense of community and all that it has to offer its inhabitants being a particularly strong pull for those looking for a location to raise their family. The area benefits from a host of local shops and amenities, as well as a diverse selection of bars and restaurants, which will be sure to score highly with those who enjoy a hectic social calendar. Of particular note, given the nature of this family home, is the close proximity to excellent schooling at all levels, including the highly acclaimed Bolton School, widely acknowledged as one of the finest educational establishments within the North-West, if not the country. For the older members of the family with perhaps a commute to consider, the railway network can be accessed within the nearby town centre or at Lostock Parkway, both of which provide swift links to a host of major commercial centres, such as Manchester, Liverpool and Preston, with the A666 and M61 being equidistant, should one prefer to travel by car.

So often modern properties are criticised for their lack of character, however this home puts up a very convincing argument to the contrary, with a great deal of curb appeal and more than a hint of character and charm instilled into its accommodation, which extends to in excess of 1,070 square feet in total. An abundance of natural light is prevalent throughout, complementing the tasteful standard of décor perfectly entering via the entrance hallway with its staircase to the first floor and convenient off-lying two-piece cloakroom/WC, before proceeding through into the 16' lounge, a superb space in which to relax and recline of an evening, the warm and inviting ambience being accentuated by the feature solid-fuel burner, conjuring images of frosty winter evenings huddled around a crackling fire. The window seat built into the bay is another charming feature, whilst the open plan layout into the dining room works really well for modern day living, creating a wonderfully sociable environment for the family or when one has the urge to entertain, the discreet pelmet lighting elevating the space and setting the mood for every occasion. There is also a handy conservatory providing an addition reception area which could be utilised for a plethora of purposes, such as a playroom for the youngest members of the family or simply a place in which to unwind with a brew and one's latest novel of choice, complete with direct access onto the garden.

The well-appointed kitchen is fitted with a range of high-gloss wall and base units in grey with contrasting black granite work surfaces and statement red tiling to exposed areas, whilst benefiting from a number of integrated appliances, including high-level electric oven, gas hob with concealed extractor hood, fridge and dishwasher. A handy pantry provides additional storage solutions.

If one ventures up to the first floor, the landing, with its newly installed carpet, provides access to the three well-proportioned bedrooms, all of which are beautifully styled, bright and appealing. The 14' primary bedroom oozes personality, with its driftwood effect feature wall and wooden panelling, whilst there is pleasingly a well-appointed private three-piece en-suite shower room. The remainder of the family are suitably spoiled by the main shower room, which is fitted with a smart three-piece suite in classic white, comprising of close-coupled WC, vanity wash hand basin and over-sized walk-in shower cubicle.

Externally, the property occupies a discreet and well-proportioned plot, with the generous front lawn being bordered by mature trees and shrubs, and the lengthy driveway providing off-road parking facilities for a number of vehicles, as well as giving access to the attached single garage with electrically-operated roller shutter door. The rear garden is low-maintenance and somewhat of a blank canvas, which is sure to score highly with any green-fingered buyers who may wish to create their own little botanical oasis to their own taste and style. The paved patio areas provide plenty of space on which to site a dining or rattan sofa set, amidst a super private setting.

Available with the additional benefit of no onward chain, we would highly recommend an early inspection to avoid missing out on this delightful home.

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