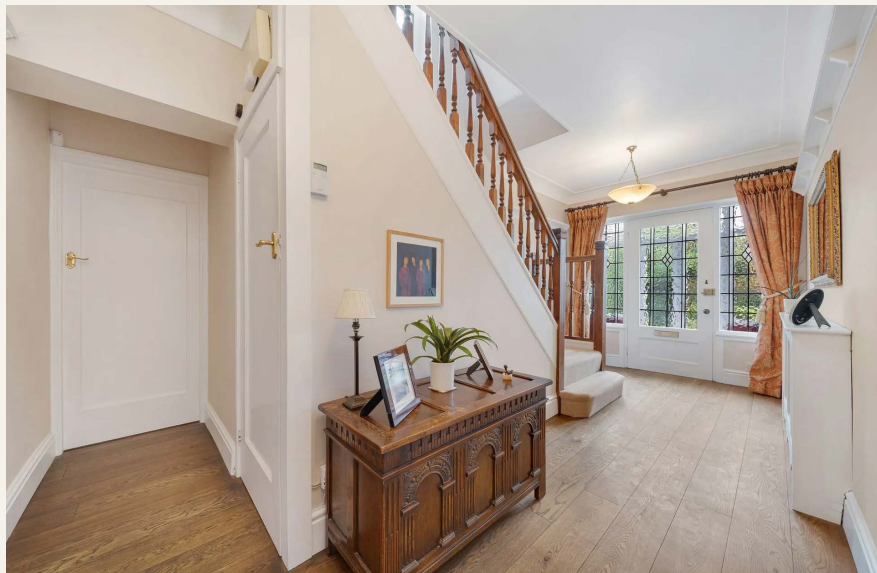


Set on Coverdale Avenue in Heaton, this substantial five-bedroom detached home offers an adaptable layout across three floors, with the space to accommodate the changing needs of family life. Multiple reception rooms sit alongside a kitchen, sun room and practical utility spaces, while five bedrooms create flexibility for family, guests and home working.

The house has evolved over the years, with considered updates including engineered oak flooring to the hallway, replacement ceilings in several rooms, selected replacement windows and the family bathroom remodelled to a high standard. These works have been carried out while retaining characterful details, including original leaded glazing and the traditional timber staircase.





Welcome home

Set behind a mature front garden, the house has an established presence on Coverdale Avenue, with its traditional red-brick exterior, tiled roof and bay windows giving the frontage plenty of character. A block-paved driveway provides off-road parking and leads towards the detached garage, while trees, shrubs and planting soften the approach and create a leafy outlook from the front of the house. An EV charging point is positioned to the side.

The entrance is particularly distinctive, framed by leaded glazing that introduces the character found inside. This continues into the spacious hallway, where engineered oak flooring sits alongside a traditional timber staircase and original leaded glazing, complemented by leaded panels within the internal entrance doors. The hallway forms a welcoming central point from which the ground-floor accommodation naturally unfolds.



Designed for everyday living

The ground floor offers a choice of reception spaces, each with its own character and purpose. To the front, the sitting room is a versatile space with a broad bay window bringing in natural light. Currently arranged with both a seating area and workspace, it could equally serve as a more traditional lounge, playroom or dedicated home office depending on the needs of its next owners.

Across the hallway, the separate dining room has a more formal feel, with another broad bay window, feature fireplace and decorative ceiling details creating a characterful setting for dining and entertaining.

To the rear, the substantial living room forms the main everyday living space. Large enough to accommodate multiple seating areas, it retains a feature fireplace, while windows and French doors bring in views of the garden and open directly onto the patio. The proportions allow the room to work just as well for relaxed family time as they do for entertaining.





The kitchen is fitted with traditional cabinetry, glazed display cupboards, integrated wine storage and a Rangemaster cooker. It opens directly into the garden room, where a vaulted ceiling and extensive glazing create a bright additional dining or sitting area overlooking the garden, with French doors continuing onto the patio. A separate utility room adds further storage, a sink and space for laundry appliances, together with external access, while a ground-floor WC completes the practical accommodation.

Room for everyone

The first floor is arranged around a central landing, with three bedrooms and the family bathroom on this level. Positioned to the front, the principal bedroom is well proportioned, with a wide bay window, extensive fitted wardrobes and additional fitted furniture. Its adjoining en-suite includes a separate shower enclosure and useful built-in storage.

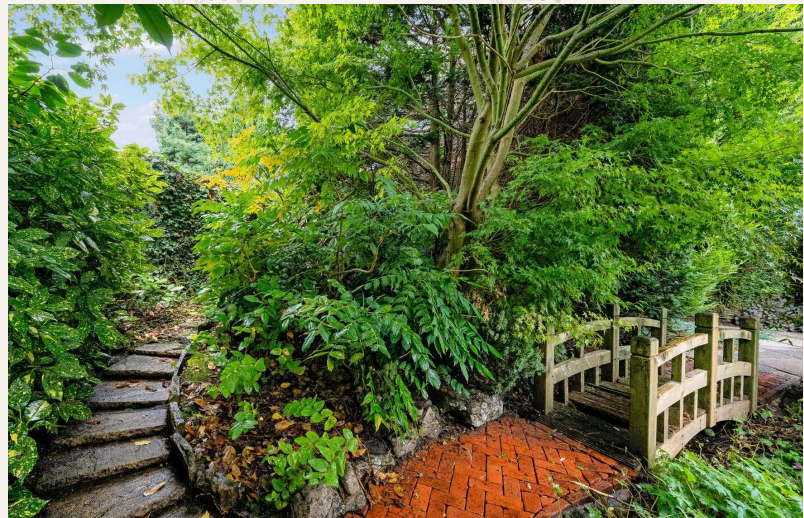
The two remaining first-floor bedrooms are both well-sized and include fitted wardrobes. They are served by an impressive family bathroom, finished with large-format tiling and traditional-style fittings, including a freestanding bath and a generous walk-in shower with rainfall and handheld fittings.





The timber staircase continues to the second floor, where two further bedrooms sit beneath the roofline. Sloping and vaulted ceilings, roof windows and eaves storage give these rooms their own character, while their position away from the main bedroom floor makes them particularly versatile for older children, guests or a combination of sleeping and home-working space.





Outdoor living

The rear garden is a standout feature of the property, with a substantial lawn framed by mature trees, established hedging and well-stocked borders. Its scale creates ample room for children to play, entertaining or simply enjoying the garden and its mature surroundings. Paved terraces adjoining the house offer a choice of settings for outdoor dining and seating, while pathways weave through the planting and towards more tucked-away parts of the garden. The variety and maturity of the trees, shrubs and borders create a garden with real depth and interest.

A further enclosed paved area to the side adds useful outdoor space, completing a garden that balances generous lawn, mature planting and several places to sit and entertain.



In the neighbourhood

Coverdale Avenue is situated within Heaton, one of Bolton's most established residential areas, known for its leafy streets, substantial homes and convenient access to both the town centre and the wider region. The neighbourhood combines a strong residential setting with a broad choice of amenities, making it particularly appealing for families.

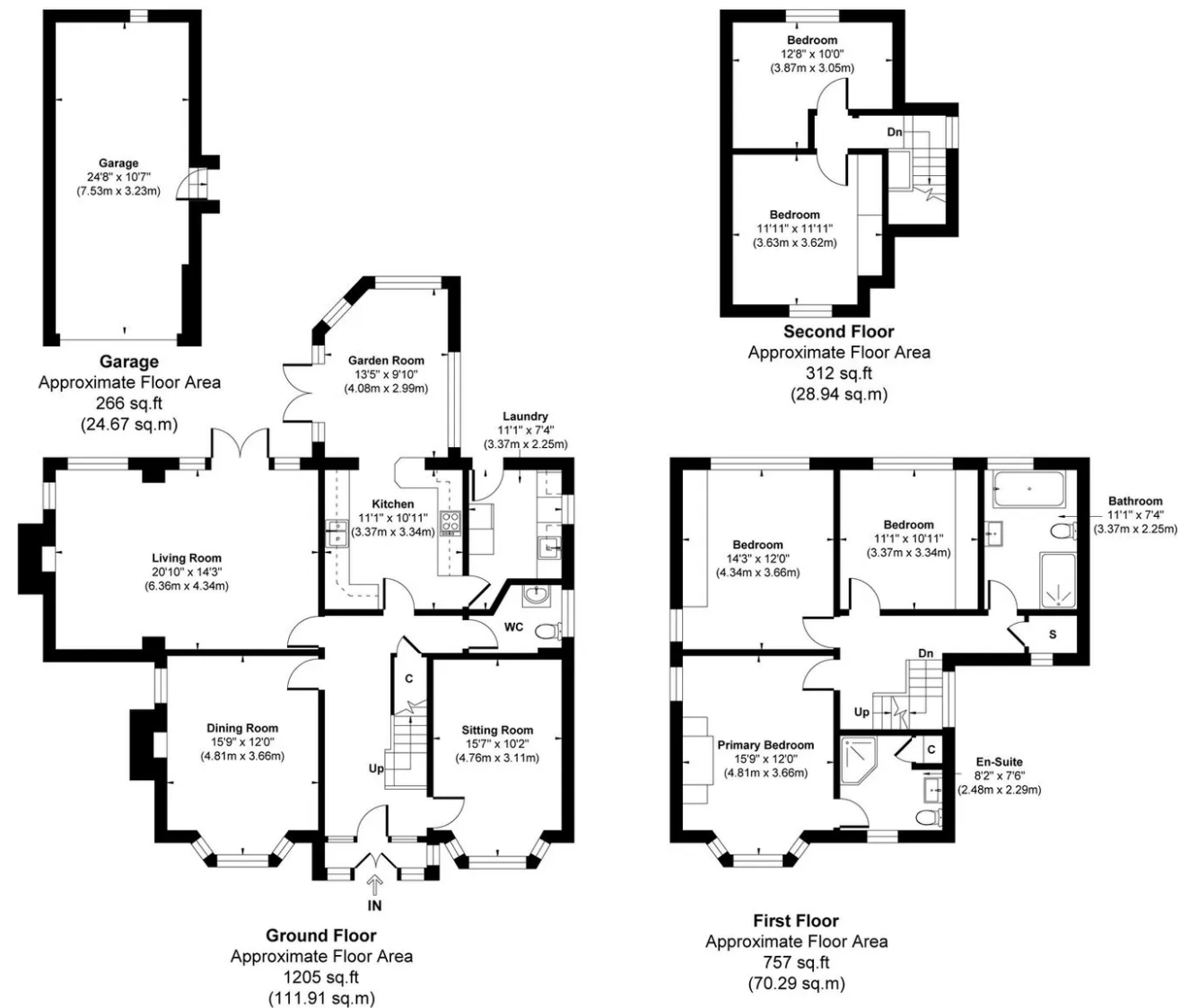
Bolton town centre offers an extensive range of shops, cafés, restaurants and leisure facilities, while Middlebrook Retail and Leisure Park provides further shopping, dining and entertainment. Closer to home, Heaton has a good selection of places to eat and socialise, including The Victoria Inn (Fanny's), Bob's Smithy and The Blundell Arms, alongside Luciano's, Café Italia and No.19 at Regent Park Golf Club.

For time outdoors, Queens Park offers accessible green space closer to home, while the West Pennine Moors, Rivington, Walker Fold and Jumbles Country Park provide a much wider choice of walking and cycling routes. Local golf courses and David Lloyd Bolton add further options for sport and recreation.

Heaton is particularly well placed for a choice of education. Bolton School, offering independent education from nursery through to sixth form, is nearby, as is Cleveland's Preparatory School. Local options also include Devonshire Road Primary School and St Thomas of Canterbury RC School, alongside a choice of nurseries and other schools across Heaton and neighbouring areas.

Coverdale Avenue is well positioned for travel around Bolton and further afield. Chorley New Road provides a direct route towards Bolton town centre and out towards Horwich, while the A666 and M61 connect with the wider motorway network for journeys towards Manchester, Preston and across the North West. Bolton railway station provides regular services into Manchester and other regional destinations, with Lostock station offering another useful option. Bus services along Chorley New Road also provide connections into Bolton and surrounding areas.





Gross internal floor area: 2540 sq.ft. / 235.81 sq.m. approx. (Including garage)

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Key features

- Substantial five-bedroom detached family home arranged across three floors
- Prime Heaton location close to Bolton School, local amenities, green spaces and excellent transport links
- Three reception rooms offering flexible living and entertaining space
- Kitchen opening directly into a bright garden room
- Separate utility room and ground-floor WC
- Principal bedroom with extensive fitted wardrobes and en-suite shower room
- Four further bedrooms, including two characterful second-floor rooms with eaves storage
- Impressive family bathroom with freestanding bath and separate walk-in shower
- Large established rear garden with mature planting, lawn and paved seating areas
- Block-paved driveway, detached garage and EV charging point

Disclaimer

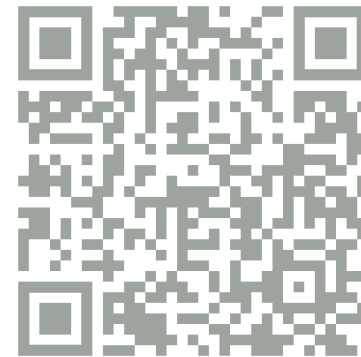
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

9 Coverdale Avenue

Heaton
BL1 5HX

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