

COVERDALE AVE

## Seeking a generously-sized four-bedroom home for your family in Heaton?

Number 8 Coverdale Avenue might just be what you're looking for. Tucked away in a prime location just off both Carlton Road and Albert Road West, this house stands out for its spacious interior and meticulously landscaped garden, a testament to the current owners.

The property is enclosed by a tidy red brick wall, leading to a lush front lawn accented with delightful plantings. An adjacent driveway provides ample parking space for three cars, and a detached garage is conveniently situated at the end of the driveway.

The home's front façade is adorned with a striking peaked white gable and multiple large windows, lending a bright and welcoming feel. This semi-detached home combines period charm with modern comforts, offering plenty of space for a growing family. The expansive garden at the back is perfect for outdoor activities and relaxation.





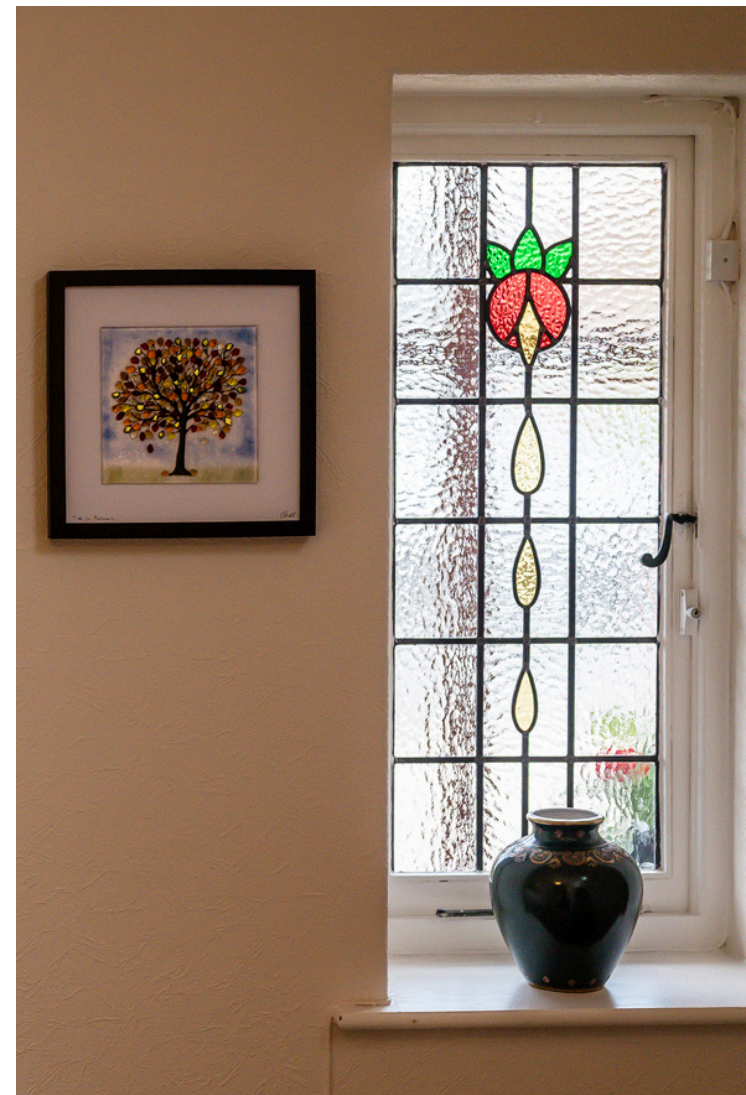


Come inside to explore the delightful interiors of Number 8 Coverdale Avenue...

As you enter, the stained-glass windows on the front door catch your eye, meticulously designed to complement the original stained glass featured throughout the house. This unique touch not only preserves the period character of the home but also bathes the entrance hall in a soft, colourful light.

The spacious entryway welcomes you with a harmonious blend of classic design and modern elegance. The creamy carpeting underfoot adds warmth and comfort, while the walls and staircase are lined with crisp white panelling, creating a clean and inviting atmosphere. The generous proportions of the entrance hall set the tone for the rest of this beautiful family home, offering ample space to greet guests and store everyday essentials.





Head to the right, and you'll find the expansive living room, where a large bay window overlooks the front of the house, bathing the space in natural light and warmth. This window not only creates a bright and airy atmosphere but also offers a delightful view of the neatly maintained front lawn.

To complement the natural light, two wall lights and two pendant lights ensure there's plenty of ambient illumination for evenings and darker days, creating a welcoming and cosy setting.

The heart of the living room is the gas fireplace, beautifully framed with a timber surround and a stylish tiled backdrop. This feature serves as the ideal focal point, drawing your eye and providing a natural gathering spot. It's a great place to arrange your furniture, offering a comfortable and inviting space to relax with family and friends. Whether you're enjoying a quiet evening by the fire or hosting guests, this living room is designed for comfort and warmth.





The neutral colour scheme carries through to the adjacent sitting and dining room, where warm tones and natural materials create a welcoming ambiance. This room features a striking fireplace with an an open solid fuel fire, accentuated by a mahogany-stained timber surround and a rustic brick backdrop. Flanking either side of the chimney breast are built-in white cupboards, providing convenient storage space for books, games, or decorative items.

As the weather warms, you can open the French doors to extend the living space into the peaceful and private garden beyond. This seamless transition between indoor and outdoor areas is perfect for entertaining guests or enjoying a meal with family on a summer evening. The garden's serene setting makes it an inviting space for relaxation, while the sitting/dining room offers a versatile area for gathering, dining, or simply enjoying the view. This thoughtful design ensures that the home is as functional as it is beautiful, with plenty of room for hosting and everyday living.







Next door, discover the custom-designed timber breakfast kitchen. Crafted with a mix of stained wood and cream-painted units, this kitchen exudes a warm and inviting atmosphere. A large storage unit, built to ceiling height, not only provides ample storage but also accentuates the high ceilings that are a characteristic feature throughout the home.

The kitchen's centrepiece is a striking red Rayburn stove, set within a red-tiled chimney with brick feature edging. This eye-catching stove not only serves as a functional appliance for cooking and heating but also adds a touch of classic style to the space.

In the centre of the kitchen, there's plenty of space for a breakfast dining table, making it an ideal spot for casual family meals or morning coffee. The stainless steel sink is positioned within a charming bay window, offering a pleasant view and an abundance of natural light as you do the dishes.





Off to one side, you'll find a spacious pantry, perfect for storing groceries and kitchen essentials.

Beyond the kitchen, there's a rear lobby leading to a convenient WC and a generously-sized utility room. This utility room is equipped with built-in cupboards, a worktop for added functionality, and a sink beneath a window that overlooks the garden. It also offers plumbing for a dishwasher, washing machine, and tumble dryer, making laundry day a breeze.



When it's time to rest, ascend the classic carpeted staircase to the first floor. As you make your way up, pause at the turn to admire the exquisite stained-glass window, a stunning feature that not only adds a splash of colour but also bathes the space in a cascade of light. The vibrant hues from the stained glass reflect and dance, filling the entrance hall below and the landing above with a warm, inviting glow.

Enhancing this ambient lighting is a cascading droplet pendant light, which adds a touch of elegance to the stairway.





To the front of the house, overlooking the front garden, you'll find the first of the four bedrooms, which is also the spacious main bedroom. This room is a sanctuary of calm with its neutral décor, ensuring a serene environment for relaxation and sleep.

A full bank of oak-coloured fitted wardrobes provides ample storage space for your clothing and personal items. These wardrobes are thoughtfully designed with shelves for organization, and a wall-mounted TV point, making it easy to catch up on your favourite shows from the comfort of your bed. Subtle spotlights are positioned to illuminate the storage area, adding a touch of sophistication to the room.

In addition to the wardrobes, matching bedside drawers offer additional storage for night-time essentials, and their placement creates a cohesive and well-planned aesthetic.





At the rear of the house, you'll find the spacious and tranquil second bedroom, offering a quiet escape from the bustle of daily life. This room enjoys serene views over the lush garden, where the greenery creates a calming backdrop and brings nature into your living space.

Inside, the second bedroom is designed with functionality in mind. Built-in shelving along one wall offers ample space for books, collectibles, or personal items. This thoughtful addition helps keep the room organised while providing a convenient spot to display your favourite reads or cherished mementos.

In one corner, a wash basin is installed, offering a handy convenience for freshening up without having to leave the room.







Bedroom three has been thoughtfully remodelled over the years to include a convenient shower, adding versatility to the space. This room offers space for a single bed, making it ideal for guests or as a child's bedroom. Along one side, there's space for a double wardrobes and drawers too.



Bedroom four is located at the front of the house and is currently used as a study. However, its layout provides plenty of flexibility, with room for a double bed and a set of bedroom furniture. This versatility allows you to convert it into a guest room, a child's bedroom, or continue using it as a home office.

Both bedrooms three and four offer adaptable spaces to meet your family's changing needs, with functional features that add to their appeal. Whether you need additional sleeping quarters, a dedicated workspace, or room for guests, these bedrooms can be configured to suit a variety of purposes.

The traditional-style bathroom, serving the upstairs bedrooms, is a blend of classic design and modern convenience. At its heart is a sleek black glossy-panelled bathtub, which includes an overhead shower for added flexibility. Complementing the bath is a WC, bidet and a pedestal sink.

The walls are adorned with crisp white tiles, creating a clean and bright backdrop, while the black and white flooring adds a timeless and stylish contrast.

Additionally, the bathroom features an airing cupboard, providing extra storage space for towels, linens, or other essentials.





After returning downstairs, step out through the dining room or the rear lobby to discover the garden's meticulously landscaped and beautifully maintained outdoor space. This garden offers a harmonious blend of functionality and aesthetics, making it an ideal place to relax, entertain, or simply enjoy the fresh air.

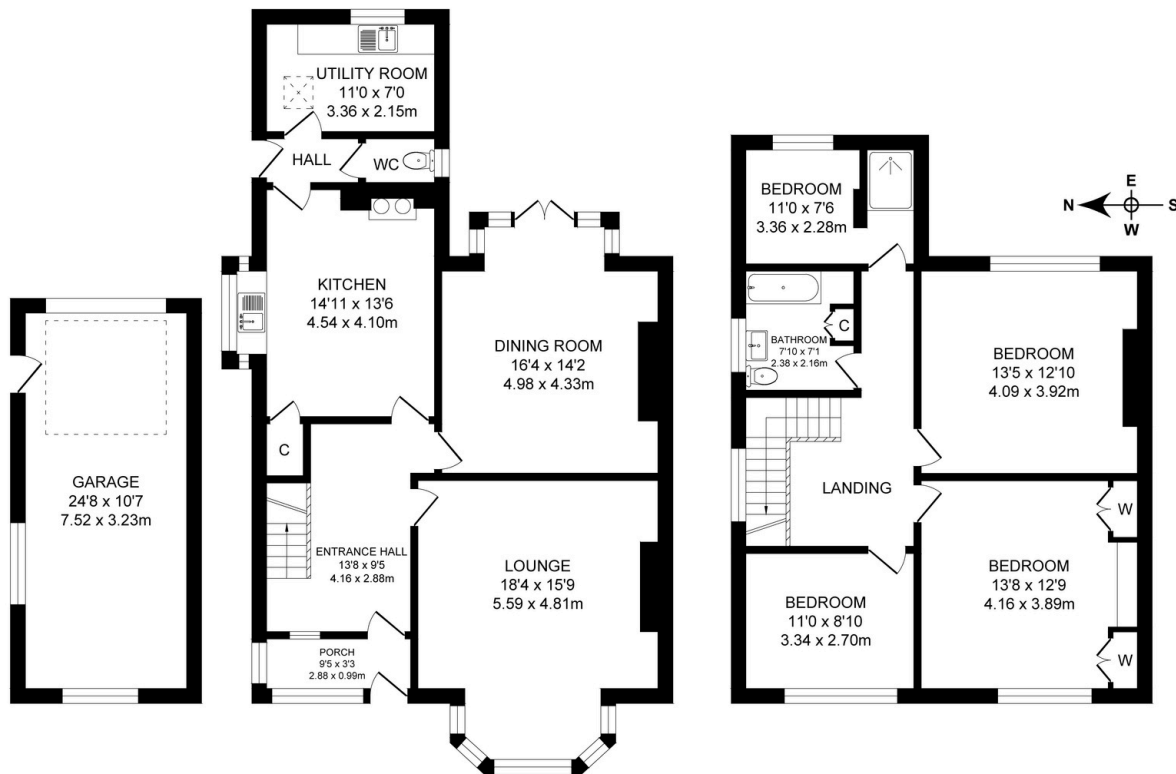
Two distinct patio areas provide flexibility, allowing you to follow the sun throughout the day. Whether you're having breakfast in the morning light or hosting a barbecue in the evening, there's always a perfect spot to suit the occasion. The paved patios are thoughtfully designed with comfortable seating areas, ensuring a pleasant outdoor experience.

Beyond the patios, you'll find plant beds filled with a variety of colourful flowers and greenery, adding a vibrant touch to the garden's ambiance. The curved and wavy lawn beside the plant beds creates a sense of movement and flow, while the winding paved path leads from one patio to the other, offering a pleasant route to explore the garden.









**GARAGE**  
 APPROX. FLOOR AREA 24.2 SQ.M (261 SQ.FT.)

**GROUND FLOOR**  
 APPROX. FLOOR AREA 88.9 SQ.M (957 SQ.FT.)

**FIRST FLOOR**  
 APPROX. FLOOR AREA 73.3 SQ.M (793 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 186.4 SQ.M. (2011 SQ.FT.)**

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.

## On the Doorstep

Take a stroll through the neighbourhood and experience the warm and welcoming community around Number 8, Coverdale Avenue. This prestigious address offers a fantastic location with convenient access to local attractions and amenities.

Enjoy a leisurely walk to the popular Victoria Inn, known for its inviting atmosphere and delicious food. For a more intimate dining experience, visit The Retreat, a grill bar with a charming candle-lit setting. If you're in the mood for a classic British pub, Bob's Smithy Inn is just a five-minute drive away.

For those who appreciate fine food and drinks, you'll find Provisions deli and wine bar a short distance from your front door. Right next to it is the Coffee Shop at Heaton, perfect for your morning espresso or a light snack. If you venture a little further, Common&Coffee is another excellent spot to grab a cup of coffee.

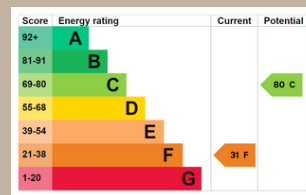
Nature lovers will appreciate the proximity to Doffcocker Lodge and High Rid Reservoir, where you can take in the beauty of the great outdoors. The area is also home to the Markland Hill Tennis Club, ideal for those who enjoy playing sports or staying active.

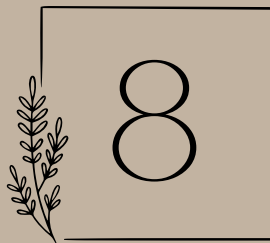
Families with school-aged children have plenty of educational options nearby. St. Thomas of Canterbury School and Markland Hill Primary School are both within walking distance. The renowned Bolton School is also a short walk away, offering high-quality education.

For commuters, the location couldn't be more convenient. Lostock rail station is just a five-minute drive away, providing easy access to Manchester and beyond. Major road networks are also within reach, simplifying your daily commute or weekend trips.

## FEATURES:

- SEMI-DETACHED FAMILY HOME
- PRESTIGIOUS FRIENDLY LOCATION
- SPACIOUS & WELL PRESENTED THROUGHOUT
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN WITH SEPARATE PANTRY & UTILITY
- DOWNSTAIRS WC
- DRIVEWAY FOR THREE CARS PLUS DETACHED SINGLE GARAGE
- GREAT SIZED METICULOUSLY MAINTAINED LANDSCAPED GARDENS
- CLOSE TO HIGHLY SOUGHT-AFTER SCHOOLS
- TENURE: FREEHOLD
- EPC RATED: F
- COUNCIL TAX BAND: F





8 COVERDALE AVE  
HEATON, BOLTON  
BL1 5HX

*“IF YOUR FAMILY IS IN SEARCH OF A FOREVER HOME, WITH ITS ELEGANT DESIGN,  
QUALITY FINISHES, AND SPACIOUS INTERIORS, NUMBER 8, COVERDALE AVENUE OFFERS  
ALL THE RIGHT ELEMENTS FOR A COMFORTABLE AND FULFILLING LIFESTYLE.”*

**NEWTON & CO**

T: 01204 329975  
E: [INFO@NEWTONCO.CO.UK](mailto:INFO@NEWTONCO.CO.UK)  
[WWW.NEWTONCO.CO.UK](http://WWW.NEWTONCO.CO.UK)

