



## Sandford Close Harwood Bolton 2 Bedrooms

- MULTI FUEL STOVE IN LOUNGE
- KITCHEN/DINER
- MODERN WHITE BATHROOM SUITE
- ATTACHED SINGLE GARAGE
- CCTV INCLUDED IN THE SALE
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D



**Price £270,000**

125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ  
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<https://www.whittakersestateagents.co.uk>

Gorgeous detached bungalow in a quiet location with an attached single garage.  
Good size lounge with a multi fuel stove, cream high gloss kitchen/diner,  
2 double bedrooms and a modern bathroom.

### Entrance Porch 1'1" (0.33m) x 5'8" (1.73m)

A white glazed UPVC porch with sidelights welcomes you into the property.  
It has laminate flooring and a glazed timber door into the hall.

### Hall 13'2" (4.01m) Max x 6'4" (1.93m) Max

The hall has laminate flooring, a radiator and doors into the lounge, both bedrooms,  
the bathroom and two storage cupboards. The loft access hatch is located here too.  
The loft has a pull down ladder, a light, and is partially boarded for storage.

### Lounge 10'10" (3.3m) x 15'10" (4.83m)

The lounge is carpeted and has a large window on the front elevation with a radiator  
positioned beneath. The multi fuel stove is fantastic and forms the focal point of the  
room. There is another window on the side elevation and open access into the  
kitchen/diner.

### Kitchen/Diner 9'5" (2.87m) Max x 15'10" (4.83m)

Lovely modern cream high gloss wall & base units with wood block worktops and tiled  
splashbacks. Neff double electric oven in a housing unit and a built in ceramic hob with a  
glass splashback and a stainless steel and glass extractor above. Bowl and a half  
stainless steel sink with a lever operated mixer tap and a window above on the side  
elevation. There is a space ready plumbed for a washing machine and spaces for a  
tall fridge/freezer, dishwasher and a dryer. There is laminate flooring and a half glazed  
UPVC external door on the side elevation. The dining area has space for a table and  
chairs and has a window on the front elevation with a radiator positioned beneath.  
NB: None of the services/appliances have been tested, therefore we cannot verify as  
to their condition or working order.

### Master Bedroom 11'7" (3.53m) x 11'7" (3.53m)

The master bedroom is carpeted and has a window on the rear elevation with a radiator  
positioned beneath.

### 2nd Bedroom 8'7" (2.62m) x 11'7" (3.53m)

This double bedroom is carpeted and has a window on the rear elevation with a radiator  
positioned beneath.

### Bathroom 5'7" (1.7m) x 6'2" (1.88m)

The bathroom is fully tiled and is fitted with a white 3 piece suite comprising of:-  
wc, pedestal wash basin, and a 'P' shaped bath with a thermostatic shower over and  
a glass shower screen. There is a window with obscure glazing on the side elevation,  
a tall heated towel rail, and laminate flooring.

**Storage Cupboard 1** Has a clothes rail for guests coats and a parcel shelf.

**Storage Cupboard 2** This larger storage cupboard has a clothes rail, shelving  
and is the perfect place for your ironing board, vacuum cleaner etc.

### Front Garden, Driveway & Garage

The front garden has lots of interest with trees, shrubs and gravel.  
There is a paved path leading to the gate at the side of the property. The block paved  
driveway leads to the attached single garage. The garage has power, light, water, and  
an up and over garage door with an electric opener. The boiler is located in the garage.

### Side & Rear Gardens

At the side of the property is a bin store, a raised decked seating area, raised planters  
and planting borders. The rear garden has a block paved patio with a sun shade canopy,  
a small lawn and a timber shed.

### General Information

Leasehold - Ground Rent £12 pa payable yearly in January

Lease is 999 years from 01/02/1964 with 940 years remaining

Combi boiler located in the garage - Water Rates - Council Tax Band C - EPC D

