



Newbridge Gardens Harwood Bolton 3 Bedrooms

- MODERN OPEN PLAN LIVING
- SINGLE STOREY EXTENSION WITH ROOFLIGHTS
- BEAUTIFUL KITCHEN WITH ISLAND
- GARAGE CONVERSION INTO 2ND RECEPTION ROOM
- QUIET CUL DE SAC LOCATION
- FITTED WARDROBES TO MASTER
- LOW MAINTENANCE REAR GARDEN
- GCH, UPVC DG, EPC RATING D

Price £279,999



Entrance Hall 3'7" (1.09m) x 5'5" (1.65m)

A glazed composite door welcomes you into the property. There is a radiator and open access into the lounge and the storage/cloakroom. Beautiful herringbone design composite flooring is fitted to the entirety of the ground floor.

Storage/Cloakroom 3'7" (1.09m) x 4'6" (1.37m)

The storage/cloakroom is a good size and is the perfect place for your vacuum, ironing board etc. There are plenty of coat hooks for guest coats.

2nd Reception Room (garage conversion) 8'5" (2.57m) Max x 17'0" (5.18m)

A fantastic additional space with a window on the front elevation and a radiator positioned beneath. Brilliant as a playroom, home office or snug. The choice is yours!

Lounge Area - open plan 11'2" (3.4m) x 13'9" (4.19m)

The lounge has a window on the front elevation with a radiator positioned beneath and a media wall complete with a modern inset electric fire.

Dining Area - open plan 10'7" (3.23m) x 13'2" (4.01m)

Nice & bright dining area with rooflight windows and French doors leading out into the rear garden. There is a radiator and ample room for a large table and chairs plus additional furniture.

Kitchen - open plan 10'10" (3.3m) Irregular Shape x 13'2" (4.01m)

Beautifully designed modern grey kitchen units with shaker style doors that are complimented perfectly by the rustic wood effect laminate worktops and tiled splashbacks. There are two built in electric ovens and a built in induction hob with an angled black extractor above. Integrated appliances are fridge, freezer and dishwasher. The fantastic island has an inset composite single bowl sink with a modern spring neck/pull down mixer tap and also serves as a breakfast bar. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

Utility Area 7'11" (2.41m) x 3'0" (0.91m)

The utility has a worktop with spaces underneath for a freestanding washing machine and a dryer. It also offers some extra storage too!

Landing 5'7" (1.7m) Max x 6'1" (1.85m) Max

The landing is carpeted and has doors to all bedrooms, the bathroom and the airing cupboard. The loft access hatch is located here too. The loft has a pull down ladder, a light, and is partially boarded.

Master Bedroom 11'0" (3.35m) Including Wardrobes x 10'5" (3.18m) Max

The master bedroom is carpeted, has a large window on the front elevation with a radiator positioned beneath and modern fitted wardrobes and chest of drawers. Views of the local countryside and Winter Hill in the distance.

2nd Bedroom 11'0" (3.35m) x 9'1" (2.77m)

This double bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath. Space for a built in wardrobe.

3rd Bedroom 10'3" (3.12m) x 7'0" (2.13m)

The 3rd bedroom is a good size single bedroom. It is carpeted, has a window on the front elevation and a radiator.

Bathroom 7'7" (2.31m) x 5'8" (1.73m)

Gorgeous modern bathroom fitted with a white 3 piece suite comprising of:- wc, wash basin on a vanity unit and an L shaped shower bath with an exposed thermostatic rain shower over and glass shower screen. There is a window with obscure glazing on the rear elevation, a traditional heated towel rail radiator and tiled flooring.

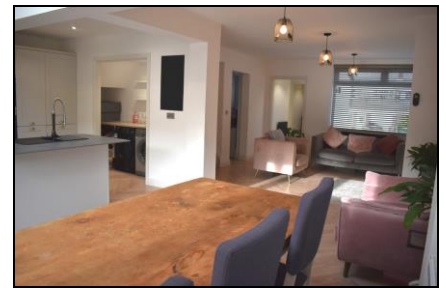
Airing Cupboard Located on the landing it houses the Worcester combi boiler and offers some additional storage.

Frontage

The frontage is open plan with a tarmac driveway offering easy side by side parking for 2 vehicles. Striking planting troughs at the boundaries on both sides add seasonal colour.

Rear Garden - Low Maintenance

Fantastic modern porcelain paving slabs create an impressive patio area. Then it's up a few steps onto a lawn of artificial turf. It is fully enclosed with concrete and timber fencing and a timber gate gives access into the lane at the rear.



Leasehold - Ground Rent £12 pa payable yearly in February
 Lease is 999 years from 01/02/1964 with 939 years remaining
 Combi Boiler - Council Tax Band B
 Water Meter - EPC Rating D

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