



## 4 Shalfleet Close Harwood Bolton 2 Bedrooms

- **\*\*\* NO UPWARD CHAIN \*\*\***
- GREAT LOCATION
- WALKING DISTANCE TO HARWOOD CENTRE
- MODERN KITCHEN & SHOWER ROOM
- FITTED WARDROBES TO MASTER
- EXCLUSIVELY FOR PEOPLE AGED 55 AND OVER
- DEVELOPMENT MANAGED BY ANCHOR
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D

**Price £180,000**



125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ  
Tel: 01204 593500 | Email: sales@whittakersestateagents.co.uk  
<https://www.whittakersestateagents.co.uk>

### **Entrance Hall 4'7" (1.4m) x 3'4" (1.02m)**

A glazed composite door with sidelight welcomes you into the property. The hall has composite flooring and doors into the lounge and the storage cupboard.

### **Store 1'4" (0.41m) x 3'4" (1.02m)**

Located in the entrance hall the storage cupboard has a shelf and coat hooks, and is the perfect place for your vacuum cleaner and ironing board etc.

### **Lounge 10'4" (3.15m) x 14'0" (4.27m)**

This is a nice size lounge with a window on the front elevation with a radiator positioned beneath. The living flame gas fire and surround forms the focal point of the room. It is carpeted and has doors into the inner hall, the kitchen and the entrance hall.

### **Kitchen 6'3" (1.91m) x 10'4" (3.15m)**

Beautiful soft grey matt handleless units with dark grey laminate worktops and splashbacks. Built under single electric oven and a built in ceramic hob with an integrated extractor above. Integrated undercounter fridge and integrated undercounter freezer. The freestanding washing machine is also included in the sale. Single bowl composite sink with a lever operated mixer tap and a window above on the side elevation. There is a glazed composite external door on the side elevation, a radiator and composite flooring.

NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

### **Inner Hall 3'6" (1.07m) x 6'3" (1.91m)**

The inner hall has composite flooring and doors into the lounge, both bedrooms, the shower room and the airing cupboard.

The loft access hatch is located here too.

### **Airing Cupboard 2'2" (0.66m) x 2'7" (0.79m)**

Located in the inner hall it houses the Vaillant combi boiler and offers some additional storage.

### **Master Bedroom 7'11" (2.41m) Max x 15'2" (4.62m) Max**

The master bedroom has composite flooring and a window on the rear elevation with a radiator positioned beneath. There is plenty of storage in the modern matt soft grey fitted wardrobes, overhead cupboards and matching bedside tables.

### **2nd Bedroom 8'8" (2.64m) x 8'7" (2.62m)**

This bedroom is currently being used as a hobby room.

There are French doors with integrated blinds opening onto a patio area, a radiator and composite flooring.

### **Shower Room 5'6" (1.68m) x 6'3" (1.91m)**

Lovely modern shower room is fitted with a white 3 piece suite comprising of:- wc & wash basin in a combination vanity unit and a large thermostatic shower with wet wall. There is a window with obscure glazing on the side elevation, a tall chrome heated towel rail, and composite flooring.

### **General Information**

All residents must be 55 years old or above.

There is a service charge of £160.76 payable monthly to Anchor Trust who manage the development. The service charge covers maintenance to the fabric of the bungalow, building insurance, maintenance of garden areas including fencing, window cleaning, and the Anchorcall emergency call system.



Freehold  
Service Charge £160.76 monthly  
Water Meter  
Council Tax Band B