



Lea Gate Close

Harwood Bolton 2 or 3 Bedrooms

- ***** NO UPWARD CHAIN *****
- NOT OVERLOOKED AT THE REAR
- WALKING DISTANCE TO HARWOOD CENTRE
- KITCHEN/DINER
- DINING ROOM & SUN ROOM
- FITTED WARDROBES TO MASTER
- LOFT CONVERSION
- GCH, UPVC DG, EPC RATING E

Price £235,000



**** NO UPWARD CHAIN ** and NOT OVERLOOKED AT THE REAR.**
Great location, walking distance to Harwood centre, bus stops etc.
2 or 3 bedrooms, loft conversion, shower room,
fitted wardrobes to master and a sun room.



Entrance Hall 10'6" (3.2m) x 2'10" (0.86m)

A white glazed composite door welcomes you into the property. There is entrance matting followed by carpet. Doors into the lounge, kitchen, master bedroom, dining room/bedroom, and the shower room. There is a radiator and the stairs to the upper floor.

Lounge 10'11" (3.33m) x 15'11" (4.85m) Into Bay

The lounge has a half bay window on the front elevation with a radiator positioned beneath. It is carpeted and has an electric fire and surround.



Kitchen/Diner 7'6" (2.29m) x 14'0" (4.27m)

KITCHEN AREA is half tiled and is fitted with a range of laminate wall & base units with laminate worktops. Built under single electric oven and a built in gas hob. A space ready plumbed for a washing machine and a space for a tall fridge/freezer. Single bowl stainless steel sink with a mixer tap and a window above on the side elevation. Vinyl flooring. DINING AREA is carpeted 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.



Dining Room / Bedroom 8'5" (2.57m) x 12'1" (3.68m)

Is carpeted, has a radiator and glazed double doors give access into the sun room.

Sun Room 8'0" (2.44m) x 12'7" (3.84m)

The sun room is carpeted and has a glazed door on the side elevation.

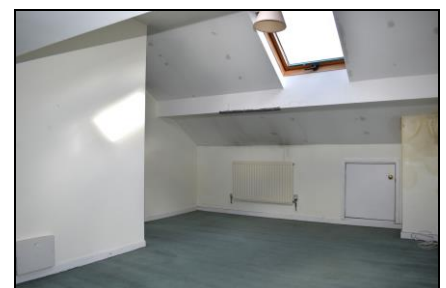


Master Bedroom 10'8" (3.25m) x 12'0" (3.66m)

The master bedroom has laminate flooring and a window overlooking the rear garden with a radiator positioned beneath. There is plenty of storage in the wall to wall fitted wardrobes.

Shower Room 5'5" (1.65m) x 5'10" (1.78m)

Is fully tiled and is fitted with a white 3 piece suite comprising of:- wc, wash basin on a vanity unit and a large walk in thermostatic shower. There is a tall heated towel rail and tiled flooring.



Bedroom - Loft Room 19'6" (5.94m) Max x 17'0" (5.18m) Irregular Shape

This large loft conversion is carpeted, has 2 radiators and a window on the side elevation. There are also 2 rooflight windows and a door to a cupboard which houses the combi boiler.

Front Garden & Driveway

The front garden has a small lawn surrounded by a planting border with established shrubs. The long tarmac driveway leads to the detached single garage. The garage has an up and over garage door, power and lighting.

Rear Garden - NOT OVERLOOKED

The rear garden has a central lawn with planting borders of established shrubs and a paved path around the lawn.

Freehold
Combi boiler located in loft
Water Meter
Council Tax Band C
EPC Rating E