



Bramhall Avenue

Harwood Bolton 3 or 4 Bedrooms

- SPECTACULAR VIEWS OVER HARWOOD GOLF COURSE
- EXTENSION & GARAGE CONVERSION
- OPEN PLAN KITCHEN/DINER
- 3 OTHER RECEPTION ROOMS
- 4 PIECE BATHROOM, GUEST WC, UTILITY
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC RATING D

Price £370,000



Entrance 3'3" (0.99m) x 2'8" (0.81m)

A glazed composite door welcomes you into the property.
There is a glazed door into the hallway and solid oak flooring.

Hallway 12'6" (3.81m) x 5'11" (1.8m) Max

Has doors into the lounge, kitchen, 2nd & 3rd reception rooms and 2 storage cupboards.
There is a radiator, solid oak flooring and the stairs to the upper floor.

Storage Cupboard - not included in floor area 2'4" (0.71m) x 2'8" (0.81m)

Located in the hallway, it's the perfect place for your guest coats etc.

Lounge 12'0" (3.66m) x 11'5" (3.48m)

The lounge is carpeted, has a bay window on the front elevation and 2 radiators.

2nd Reception Room 14'2" (4.32m) Max x 11'5" (3.48m) Into Recess

Is carpeted and has a large bay window overlooking the rear garden with a radiator positioned beneath. The log burner effect gas fire forms the focal point of the room.

3rd Reception Room / 4th Bedroom 14'10" (4.52m) x 7'3" (2.21m)

(Garage Conversion) It is carpeted, has dual aspect windows and a radiator.

Kitchen - Open plan to the dining area 14'3" (4.34m) x 8'9" (2.67m)

A tall bank of cream high gloss units house the electric double ovens, integrated fridge and integrated freezer. The base units have solid oak doors and cream laminate worktops. 5 burner gas hob with stainless steel splashback and an extractor above. Integrated dishwasher and a bowl and a half stainless steel sink with a lever operated mixer tap. There is a radiator and laminate flooring. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

Dining Area - Open plan to the kitchen and utility 10'10" (3.3m) x 7'9" (2.36m)

Nice and bright with French doors opening into the rear garden.
There is a radiator, laminate flooring and a window on the side elevation.

Utility Room 5'11" (1.8m) x 5'3" (1.6m)

Has the same kitchen units, with a space ready plumbed for a washing machine and space for a dryer to be stacked above.
There is laminate flooring, a door into the guest wc and also the loft access hatch.

Guest WC 5'3" (1.6m) x 4'8" (1.42m)

Is fitted with a white wc and pedestal wash basin with lever operated mixer tap and a half tiled wall behind. Window with obscure glazing on the rear elevation and laminate flooring. The Worcester combi boiler is located here too.

Landing 7'11" (2.41m) x 2'8" (0.81m)

Has doors to all bedrooms and the bathroom.

Master Bedroom 12'9" (3.89m) x 11'6" (3.51m)

Good size bedroom with wall to wall fitted wardrobes incorporating a dressing table and drawers. There is a bay window on the front elevation and a radiator.

2nd Bedroom 12'3" (3.73m) x 11'3" (3.43m)

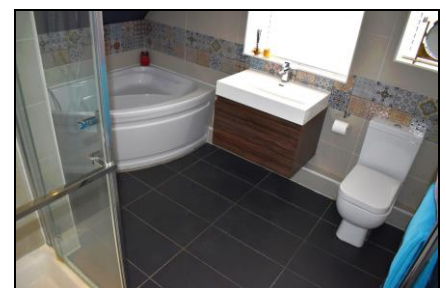
Has a window on the rear elevation with a radiator positioned beneath and fantastic views over the golf course. Wall to wall fitted wardrobes incorporating a dressing table and drawers and laminate flooring.

3rd Bedroom 10'3" (3.12m) x 7'2" (2.18m) Plus Alcove

This single bedroom makes excellent use of the eves.
There is a window on the front elevation, a radiator and laminate flooring. The loft access hatch is located here too. The loft has a pull down ladder, a light and is boarded.

Bathroom 10'3" (3.12m) x 8'11" (2.72m)

The bathroom is fitted with a white 4 piece suite comprising of:- wc, wash basin on a wall hung vanity unit, corner panel bath and a separate shower cubicle with a thermostatic shower. Floor and wall tiles, tall chrome heated towel rail and two windows on the rear elevation with obscure glazing.



Leasehold – Ground Rent £7pa
Lease is 1000 years from 11/03/1960
with 936 years remaining
Combi boiler located in guest wc
Water Meter – EPC Rating D
Council Tax Band C