



## Bramdean Avenue Harwood Bolton      2 Bedrooms

- **\*\*\* NO UPWARD CHAIN \*\*\***
- WALKING DISTANCE TO HARWOOD CENTRE
- FANTASTIC CONSERVATORY
- LARGER SIZE KITCHEN
- NEW VAILLANT BOILER 15/09/2020
- EXCLUSIVELY FOR PEOPLE AGED 55 AND OVER
- DEVELOPMENT MANAGED BY ANCHOR
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D

**Price £180,000**



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Bungalow with a larger size kitchen and a fantastic conservatory.

This is a brilliant bungalow for easy living, and offers the peace of mind of a managed development with emergency assistance via the Anchorcall system. Located in Harwood, and exclusively for people aged 55 and over. Harwood village shopping centre is within walking distance, with doctors, pharmacy, post office, library, supermarket, petrol station and a host of individual shops. Also within walking distance are bus stops for travel into Bolton and beyond.



**Entrance Porch 3'1" (0.94m) x 3'10" (1.17m)**

A glazed UPVC door welcomes you into the property. There is also a window making it nice and bright, a glazed door into the lounge and laminate flooring.

**Lounge 14'3" (4.34m) x 11'4" (3.45m)** A nice size lounge with a window on the front elevation and a radiator positioned beneath. It is carpeted, has an electric fire and surround and a glazed door into the inner hall.

**Inner Hall 3'8" (1.12m) x 5'11" (1.8m)** The inner hall is carpeted and has doors into the lounge, kitchen, both bedrooms, the bathroom and the airing cupboard. The loft access hatch is located here too.

**Airing Cupboard 2'2" (0.66m) x 2'10" (0.86m)** Located in the inner hall it houses the hot water tank and has shelving for towel storage etc.



**Kitchen 7'11" (2.41m) x 11'9" (3.58m)**

Laminate wall & base units and worktops with tiled splashbacks. Freestanding Zanussi electric cooker. Space for a tall fridge/freezer and a space ready plumbed for a washing machine. Single bowl stainless steel sink with a mixer tap and a window above. There is a glazed UPVC door giving access into the conservatory, a radiator and vinyl flooring. The new Vaillant boiler was installed 15/09/2020 and is behind a wall unit. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



**Master Bedroom 8'9" (2.67m) Including Wardrobes x 14'6" (4.42m) Including Wardrobes**

The master bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath. There are 'L' shape fitted wardrobes, cupboards above the bed, matching chest of drawers and bedside tables.

**2nd Bedroom 8'9" (2.67m) x 8'7" (2.62m)** The 2nd bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath.



**Bathroom 6'1" (1.85m) x 5'6" (1.68m)**

The bathroom is fully tiled and is fitted with a white 3 piece suite comprising of:- wc, pedestal wash basin, and a panelled bath with a seat lift, and an electric shower over with a folding glass shower screen. There is a window with obscure glazing on the rear elevation, a chrome heated towel rail, and vinyl flooring.

**Conservatory 13'3" (4.04m) x 9'10" (3m)**

The conservatory is a good size and a fantastic addition to the property. It is carpeted and is accessed via the kitchen. There is an electric heater and a door on the side elevation.



**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. There is also a shed to the side with power and lighting.