



Dewhurst Road Harwood Bolton 2 Bedrooms

- ***** NO UPWARD CHAIN *****
- NOT OVERLOOKED AT THE REAR
- OPEN PLAN 'L' SHAPE LOUNGE/DINER
- CONSERVATORY
- LOW MAINTENANCE GARDENS
- GCH, UPVC DG, CAVITY WALL INSULATION, ALARM
- EPC RATING C



Price £325,000

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

Entrance Hall 13'1" (3.99m) Max x 6'4" (1.93m) Max

A glazed UPVC door with sidelight welcomes you into the property. The hall is carpeted, has a radiator and doors into the lounge, both bedrooms, the shower room and 2 storage cupboards. The loft access hatch is located here too and the loft has a light.



Lounge 10'9" (3.28m) x 15'10" (4.83m)

The lounge is carpeted and has a window on the front elevation with a radiator positioned beneath. There is an electric fire in a surround, another window on the side elevation and open access into the dining area.



Dining Area 10'0" (3.05m) x 7'1" (2.16m)

The dining area is carpeted and has a window on the front elevation with a radiator positioned beneath. There is room for a dining table and chairs plus additional furniture. Door into the kitchen.

Kitchen 7'10" (2.39m) Max x 8'5" (2.57m)

The kitchen is half tiled and is fitted with Shaker style wall & base units and laminate worktops. Built in a housing unit are a Neff single electric oven, an integrated fridge and an integrated freezer. Built in Neff gas hob with a stainless steel extractor above. Integrated slimline dishwasher and a space ready plumbed for a washing machine. Single bowl white sink with a lever operated mixer tap and a window above on the side elevation. There is a glazed UPVC external door on the side elevation and tiled flooring. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



Master Bedroom 11'8" (3.56m) Including Wardrobes x 11'10" (3.61m)

The master bedroom is carpeted and has a window overlooking the rear garden with a radiator positioned beneath. There is plenty of storage in the wall to wall fitted wardrobes, matching chest of drawers and bedside tables.



2nd Bedroom 8'9" (2.67m) x 11'10" (3.61m)

Is carpeted, has a radiator and a sliding patio door into the conservatory.

Conservatory 9'8" (2.95m) x 9'3" (2.82m)

The conservatory is a great addition to the property and is accessed via the 2nd bedroom. It is carpeted, has a solid tiled roof, an electric wall heater and a door leading out onto the patio.



Shower Room 5'3" (1.6m) x 6'4" (1.93m)

Is fully tiled and is fitted with a 3 piece suite comprising of:- wc, pedestal wash basin and a corner shower cubicle fitted with a thermostatic shower. There is a window with obscure glazing on the side elevation, a radiator and vinyl flooring.

Front Garden, Driveway & Garage

The frontage is open plan and has an attractive low maintenance design with established shrubs, grey shingle and stepping stones. The drive is pattern imprinted concrete and leads to the attached single garage. The garage has an electric up and over garage door, power, and light.

Rear Garden - Low Maintenance The sunny rear garden is fully enclosed with concrete post and timber fencing. There is lots of interest with a central shingle area with paths and borders of established shrubs. There is a paved patio and a raised planting trough. A tall timber gate at the side gives access to the front. The timber shed is included too!

Leasehold - Ground Rent £12 pa
Lease is 999 years from 01/02/1964
with 939 years remaining
Combi boiler located in the loft
Water Meter - Council Tax Band C
EPC Rating C