



Church Meadows Harwood Bolton 6 Bedrooms

- ***** NOT OVERLOOKED FRONT OR REAR *****
- QUIET CUL-DE-SAC LOCATION
- EXTENDED PROPERTY
- 2 RECEPTION ROOMS
- KITCHEN/DINER WITH ISLAND, UTILITY ROOM
- 2 EN-SUITES, FAMILY BATHROOM & GUEST WC
- INTEGRAL DOUBLE GARAGE, SIDE BY SIDE OFF ROAD PARKING
- GCH, UPVC DG, CAVITY WALL INSULATION, ALARM, EPC D

Price £575,000

125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ
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<https://www.whittakersestateagents.co.uk>



***** NOT OVERLOOKED FRONT OR REAR *****

Extended family home in sought after quiet cul-de-sac location.

6 bedrooms, 2 en-suites, 2 reception rooms
and a kitchen/diner with an island. Utility and guest wc.

Fantastic family home with great local schooling,
Harwood centre and the countryside all within easy reach.



Entrance Hall 6'1" (1.85m) max x 18'4" (5.59m) max

A white glazed UPVC entrance door with sidelights welcomes you into the property. It is carpeted, has a radiator, doors into the lounge, kitchen, and the guest wc. Stairs to the upper floor.

Lounge 12'7" (3.84m) x 19'9" (6.02m)

The spacious family lounge has a window on the front elevation and a gas fire in a surround. It is carpeted, has a radiator and glazed doors into the kitchen/diner.



Kitchen/Diner 19'1" (5.82m) x 12'10" (3.91m)

Spacious kitchen/diner with high gloss units, black laminate worktops and tiled splashbacks. Electric double oven in a housing unit and a stainless steel gas hob with an integrated extractor above. Integrated dishwasher, single bowl stainless steel sink with a lever operated mixer tap and a window above overlooking the rear garden. There is an island/breakfast bar, 2 radiators, space for a tall fridge/freezer, high gloss tiled flooring, a door into the utility and French Doors into the rear garden.

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



2nd Reception Room 14'8" (4.47m) x 12'3" (3.73m)

Is carpeted, has a window on the side elevation, a radiator, and a sliding patio door into the rear garden.

Utility 14'8" (4.47m) x 5'11" (1.80m)

Has laminate wall units, base units and worktop. There is a space ready plumbed for a washing machine, a space for a dryer, a door into the garage, a door into the 2nd reception room and a window and glazed external door on the side elevation. It has a radiator and the same high gloss tiled flooring as the kitchen/diner.



Guest WC 4'9" (1.45m) max x 6'3" (1.91m) max

Is half tiled and is fitted with a white wc and a pedestal wash basin. There is a radiator, and tiled flooring.

Landing 15'6" (4.72m) x 6'0" (1.83m) irregular shape

Has doors to all bedrooms, the bathroom and is carpeted. The loft access hatch is located here too.



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Master Bedroom 15'3" (4.65) including wardrobes x 17'2" (5.23m)

This large master bedroom is just brilliant!

It is carpeted and has plenty of storage in the wall to wall fitted wardrobes. There is a window on the front elevation with a radiator positioned beneath and a door into the en-suite.



En-Suite to Master 11'8" (3.56m) x 7'6" (2.29m)

A large en-suite fitted with twin washbasins in a vanity unit, a wc, a bath, and a corner shower cubicle fitted with a Mira thermostatic shower.

It has fully tiled walls and carpet and tiled flooring. There is a window on the side elevation with obscure glazing and a tall chrome heated towel rail.



2nd Bedroom 9'1" (2.77m) x 11'1" (3.38m)

Is carpeted, has a window on the rear elevation with a radiator positioned beneath, a door into the en-suite and a loft access hatch.

En-Suite to 2nd Bedroom 5'3" (1.60) x 5'5" (1.65m)

The en-suite is fitted with a white 3 piece suite comprising of:- wc, pedestal wash basin and corner shower cubicle fitted with an electric power shower. It is fully tiled, has a window with obscure glazing on the rear elevation and tiled flooring.

3rd Bedroom 11'6" (3.51m) x 14'6" (4.42m)

This double bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath. There is plenty of storage in the fitted wardrobes, chest of drawers, bedside tables and dressing table with drawers.



4th Bedroom 10'2" (3.10m) x 10'5" (3.18m)

Is another double bedroom. It is carpeted and has a window on the rear elevation with a radiator positioned beneath.

5th Bedroom 8'9" (2.67m) x 11'5" (3.48m)

Is carpeted and has a window on the rear elevation with a radiator positioned beneath.

6th Bedroom 7'6" (2.27m) x 12'6" (3.81m) max

The 6th bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath.

Family Bathroom 9'4" (2.84m) x 5'4" (1.63m)

The bathroom is fully tiled and is fitted with a white 3 piece suite comprising of:- wc and wash basin in a combination vanity unit, and a 'P' shaped bath with an electric power shower over and glass shower screen.

There is a window with obscure glazing on the side elevation, a chrome heated towel rail and tiled flooring.



Front Garden, Driveway & Garage

The frontage is open plan with a large block paved drive offering easy side by side off road parking. There is a small lawn and an integral double garage with an up and over garage door, power and lighting.

Rear Garden - NOT OVERLOOKED

Fantastic size rear garden with a large lawn for family activities, and a paved patio area running the full width of the house offering a lovely place to sit out and enjoy the sunshine. It is fully enclosed with timber fencing and hedges, and a tall wrought iron gate at the side of the property allows access to the front.



General Information

Freehold - Boiler is located in the garage - Water Meter
Council Tax Band F - EPC Rating D

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