



Blackburn Road

Sharples Bolton 3 Double Bedrooms

- ***** NO UPWARD CHAIN *****
- OPEN PLAN LIVING
- EXTENDED PROPERTY
- EXQUISITE HIGH END SPEC
- LUXURY FITTED KITCHEN
- IMPRESSIVE BATHROOM & SHOWER ROOM
- GARDEN STUDIO ROOM & UTILITY
- DRIVEWAY TO REAR
- GCH, DG, EPC RATING D

Price £360,000



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Porch 6'9" (2.06m) x 2'9" (0.84m) A glazed porch with quarry tiled flooring welcomes you into the property, and a glazed timber door opens into the hall.

Hall 5'10" (1.78m) Max x 15'3" (4.65m) The hall has engineered wood flooring and doors into the dining area, guest WC and a storage cupboard for guest coats. There is a modern vertical window to the lounge and the stairs to the upper floor.

Guest WC 2'5" (0.74m) x 4'10" (1.47m)

Is fitted with a white wall hung wc and a white wall hung slimline wash basin. There is a small window on the side elevation and engineered wood flooring.

Lounge - open access into the dining area 12'10" (3.91m) Max x 11'9" (3.58m) Plus Bay

The lounge is nice and bright with a bay window on the front elevation and a modern vertical window to the hall. Centre stage is a stylish Gazco gas fire and surround with a recessed space above ready for your TV. Engineered wood flooring flows through into the kitchen/dining/family room.

Kitchen - open plan 7'9" (2.36m) x 14'5" (4.39m)

Luxury SieMatic fitted kitchen with Corian worktops. The island has an inset bowl and a half stainless steel sink with a swan neck pull out mixer tap and an integrated dishwasher. Opposite is a feature wall of Arabescato marble, a Neff built under single electric oven, Neff induction hob with a Neff stainless steel extractor above. Floor to ceiling sliding doors hide away the combi boiler, a space for an American style fridge/freezer and some additional storage. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

Dining Area - open plan 12'4" (3.76m) x 9'0" (2.74m) The dining area has plenty of room for a table and chairs plus additional furniture and an amazing backdrop of a mirrored wall.

Family Area - open plan 9'5" (2.87m) x 12'2" (3.71m) Stunning area to sit and relax, entertain or just enjoy the garden views. Bright and airy with a glass roof and bi-fold doors.

Landing 2'10" (0.86m) x 11'0" (3.35m) The landing is carpeted, has a window on the side elevation and doors to all bedrooms, the bathroom and the shower room. The loft access hatch is located here too. The loft has a pull down ladder, lighting and is fully boarded.

Master Bedroom 12'10" (3.91m) Including Wardrobes x 11'9" (3.58m) Plus Bay

The master bedroom has a bay window on the front elevation, mirrored fitted wardrobes and feature flooring of carpet and engineered wood.

2nd Bedroom 10'0" (3.05m) Including Wardrobes x 11'10" (3.61m)

This bedroom is carpeted, has a window on the rear elevation, mirrored fitted wardrobes and a dressing table.

3rd Bedroom 7'6" (2.29m) x 12'7" (3.84m)

The 3rd bedroom is carpeted, has mirrored fitted wardrobes, a vaulted ceiling, a window on the side elevation and a door on the rear elevation opening to a glass Juliet balcony.

Shower Room 5'6" (1.68m) x 4'10" (1.47m)

Beautiful tiling and a white wall hung wash basin with a wall mounted mixer tap, and a large low profile walk in thermostatic rain shower, shower handset and a glass shower screen. There is a window high up on the side elevation and a tall chrome heated towel rail.

Bathroom 5'9" (1.75m) x 7'5" (2.26m)

Modern, luxurious, fully tiled and with a vaulted ceiling. It is fitted with a white 3 piece suite comprising of:- wc, wall hung wash basin and a back to wall freestanding bath. Windows on the front and side elevations and a chrome heated towel rail.

Garden Studio (not included in total floor area) 15'1" (4.6m) x 7'9" (2.36m)

This extended garage conversion is perfect for a home office, a hobby room, somewhere for visiting guests or just a great entertaining space. Large sliding patio door gives access into the garden and there is open access into the utility room.

Utility Room (not included in total floor area) 5'6" (1.68m) x 6'10" (2.08m)

Has kitchen base units, a stainless steel sink with a mixer tap and a window high above. There is a worktop with a space ready plumbed for a washing machine and enough height for a dryer to be stacked above. Open access to the studio room.

NOTE: There is an 18mtr long driveway to the rear that belongs to the property that is subject to an access easement



Leasehold – Ground Rent £5.50ppa
Lease is 999 years from 12/05/1932
with 907 years remaining
Combi boiler located in the kitchen
Council Tax Band D
Water Meter – EPC Rating D