



Ash Grove

Harwood Bolton 3 Bedrooms

- ***** NO UPWARD CHAIN *****
- EXTENDED PROPERTY
- QUIET CUL-DE-SAC LOCATION
- FAMILY LOUNGE AND SEPARATE DINING ROOM
- FANTASTIC REAR GARDEN
- GCH, UPVC DG (except landing timber DG), EPC E

Price £295,000



****NO UPWARD CHAIN****

Lovely extended family home with hillside views and set in a quiet cul-de-sac location.
Good size lounge, separate dining room and a fantastic rear garden!

Entrance Porch 7'9" (2.36m) x 2'9" (0.84m)

A nice glazed porch with a glazed composite door. Quarry tiled flooring and a glazed composite door with sidelight opening into the hall.

Hall 6'9" (2.06m) Max x 13'3" (4.04m) Max

Has doors into the lounge, kitchen and the understairs storage cupboard. It is carpeted, has a radiator and the stairs to the upper floor.

Lounge 11'10" (3.61m) x 22'3" (6.78m)

The lounge is carpeted and has large windows front and rear with radiators positioned beneath, and a serving hatch from the kitchen.

Kitchen 8'8" (2.64m) x 8'6" (2.59m)

Coffee coloured wall & base units with dark brown worktops and tiled splashbacks. Electric double oven in a housing unit and an electric ceramic hob. Space for an undercounter fridge and a space ready plumbed for a washing machine. Single bowl stainless steel sink with a window above overlooking the rear garden.

Door into the dining room, carpet tile flooring and a serving hatch into the lounge.

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

Dining Room 8'0" (2.44m) x 8'6" (2.59m)

The dining room is carpeted and has dual aspect windows with views of the garden and also Winter Hill in the distance. There is a radiator, room for a dining table and chairs plus additional furniture and open access into the rear porch.

Rear Porch 3'4" (1.02m) x 4'2" (1.27m)

The rear porch has a window on the side elevation, carpet tile flooring and a glazed composite door gives access into the rear garden.

Landing 6'6" (1.98m) Max x 7'7" (2.31m)

The landing has doors into all bedrooms and the bathroom. It is carpeted, has a window on the side elevation with hillside views, and the loft access hatch is located here too.

Master Bedroom 11'6" (3.51m) Including Wardrobes x 11'11" (3.63m)

The master bedroom is carpeted and has a large window on the front elevation with a radiator positioned beneath. There are fitted wardrobes, chests of drawers and a matching bedside table.

2nd Bedroom 10'0" (3.05m) Plus Recess x 10'3" (3.12m)

Is another double bedroom. It is carpeted, has a window on the rear elevation with a radiator positioned beneath and wonderful hillside views. There are double doors to an airing cupboard that offers some extra storage and houses the hot water tank.

3rd Bedroom 7'4" (2.24m) x 8'8" (2.64m) Max This bedroom is carpeted, has a window on the side elevation with a radiator positioned beneath and hillside views. There is a cupboard built over the stair bulkhead with shelves for storage.

Bathroom 6'3" (1.91m) x 5'7" (1.7m)

The bathroom is carpeted, half tiled and is fitted with a coloured/white 3 piece suite comprising of:- wc, pedestal wash basin, and a panelled bath.

There is a window with obscure glazing on the rear elevation and a radiator.

Front Garden, Driveway & Garage

The front garden has a small lawn with planting borders of established shrubs and a hedge. The paved driveway leads to the attached single garage. The garage has an up and over garage door, power and lighting. The boiler is located here too.

Rear Garden

Good size family garden with hedges and concrete post and timber fencing. There is a large lawn with planting areas and borders of established shrubs. The timber shed is also included in the sale.



Freehold
Boiler located in the garage
Water Rates
Council Tax Band D
EPC Rating E