



Bramhall Avenue

Harwood Bolton 3 Bedrooms

- *** NO UPWARD CHAIN
- CORNER PLOT
- GARDENS TO 3 SIDES
- LOUNGE/DINER
- EXTENDED KITCHEN WITH BREAKFAST BAR
- MODERN WHITE BATHROOM SUITE
- GCH, UPVC DG, CAVITY WALL INSULATION
- EPC RATING D

Price £280,000



Located on a corner plot with gardens to 3 sides and the potential for off road parking at the side. There is an extended kitchen with breakfast bar and a lounge/diner. 3 bedrooms (2 with fitted wardrobes) and a modern bathroom.

Entrance Hall 6'10" (2.08m) Max x 9'10" (3.00m)

A glazed UPVC door welcomes you into the property. The hall is carpeted and has doors into the lounge/diner and the kitchen. There is a window, a radiator and the stairs to the upper floor.



Lounge/Diner 12'4" (3.76m) Max x 20'0" (6.10m)

This spacious room is carpeted, has a bay window on the front elevation, a window on the rear elevation, two radiators and an electric fire in a surround.



Kitchen 8'10" (2.69m) x 13'9" (4.19m)

The extended kitchen is fitted with a range of maple effect laminate wall & base units, granite effect laminate worktops and tiled splashbacks. Free standing electric cooker with an integrated extractor above. Space ready plumbed for a washing machine, and a space for a tall fridge/freezer. Single bowl stainless steel sink with a mixer tap and a window above overlooking the rear garden. There is a breakfast bar with a radiator below and a window above on the side elevation. The flooring is carpet and tiling. There is a door to the understairs storage cupboard and a glazed UPVC external door on the side elevation. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



Landing 4'6" (1.37m) x 5'0" (1.52m)

The landing has doors into all bedrooms and the bathroom. It is carpeted, has a window with obscure glazing on the side elevation and the loft access hatch is located here too. The loft has a window, a pull down ladder, lighting and is fully boarded. The combi boiler is located in the loft.

Master Bedroom 12'5" (3.78m) Incl wardrobes x 9'11" (3.02m) Max

The master bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath. There is plenty of storage in the 'L' shaped fitted wardrobes and matching chests of drawers.



2nd Bedroom 10'4" (3.15m) x 9'9" (2.97m)

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

3rd Bedroom 8'10" (2.63m) Incl wardrobes x 6'7" (2.01m)

The 3rd bedroom is a single bedroom and has a window on the rear elevation with a radiator positioned beneath. There are fitted wardrobes and cupboards above the bed and a matching chest of drawers.

Bathroom 6'9" (2.06m) x 5'11" (1.80m)

The bathroom is fully tiled and is fitted with a white 3 piece suite comprising of:- wc, a pedestal wash basin and a bath with thermostatic shower over and glass shower screen. Window with obscure glazing on the front elevation, a chrome heated towel rail and vinyl flooring. There is also a large cupboard for towels etc.



Front, Side & Rear Garden

The gardens are fully enclosed with hedges, gates, fencing and decorative walling. There are lawns, paths, planting borders and a shed. Double gates to the side road could easily be opened up further to provide off road parking.

General Information

Leasehold - Ground Rent £6.50 pa - Lease is 990 years from 01/05/1956 with 922 years remaining - Combi Boiler - Water Meter - Council Tax Band C - EPC Rating D

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

