



## Harwood Vale

Harwood Bolton     3 Bedrooms

- **\*\*\* NO UPWARD CHAIN \*\*\***
- OPEN PLAN LOUNGE TO DINING TO KITCHEN
- LOVELY FAMILY HOME
- MODERN SHOWER ROOM
- CONSERVATORY
- GCH, UPVC DG, CAVITY WALL INSULATION
- EPC RATING C

**Price £220,000**



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**\*\* NO UPWARD CHAIN \*\*** This family home is open plan from the lounge into the dining area and kitchen. There is a modern shower room and the conservatory leads into the rear garden where there is a generous deck and a small lawn. A two minute drive and you are in the local countryside including Jumbles Country Park.

It is also mid way between Bolton & Bury town centres and all they have to offer.

**Entrance Porch 5'8" (1.73m) x 4'1" (1.24m)**

A glazed UPVC door welcomes you into the property. There is a window to the side, vinyl flooring and a door into the lounge.



**Lounge - open plan to the dining area 15'11" (4.85m) Max x 11'6" (3.51m) Max**

The lounge is carpeted has a large window on the front elevation, a radiator, open access into the dining area and the stairs to the upper floor.



**Dining Area - open plan to the kitchen & lounge 7'11" (2.41m) x 10'8" (3.25m)**

The dining area has ample space for a table and 6 chairs. There is a radiator and a sliding patio door into the conservatory.

**Kitchen - open plan to the dining area 8'0" (2.44m) x 10'8" (3.25m)**

Has a large breakfast bar and is fitted with a range of wood effect laminate wall & base units with granite effect laminate worktops and tiled splashbacks. Free standing gas cooker with a stainless steel extractor above. Space ready plumbed for a washing machine and spaces for other appliances. Single bowl composite sink with a lever operated mixer tap and a window above. There is a door to the understairs storage cupboard and laminate flooring. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



**Conservatory 9'10" (3m) x 7'5" (2.26m)**

This is a great addition to the property and is accessed via a sliding patio door from the dining area. There is laminate flooring and French doors open out onto the patio.

**Landing 2'10" (0.86m) x 10'11" (3.33m)**

The landing is carpeted and has doors to all bedrooms, the bathroom and the airing cupboard which houses the combi boiler. The loft access hatch is located here too. The loft has a pull down ladder, a light, and is partially boarded down the centre (covered over with insulation).



**Master Bedroom 9'6" (2.9m) x 12'6" (3.81m)**

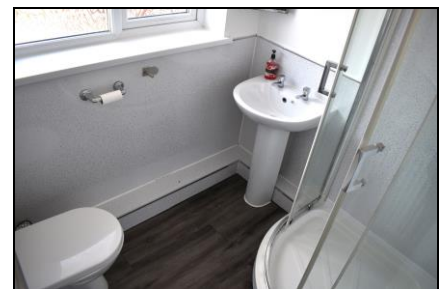
Is carpeted, has a window on the front elevation and a radiator.

**2nd Bedroom 9'6" (2.9m) x 10'11" (3.33m)**

This double bedroom is carpeted, has a window on the rear elevation and a radiator.

**3rd Bedroom 6'3" (1.91m) x 6'10" (2.08m) Max**

Is carpeted, has a window on the front elevation and a radiator.



**Shower Room 6'3" (1.91m) x 5'6" (1.68m)**

Modern shower room is fitted with wetwall and a white 3 piece suite comprising of:- wc, pedestal wash basin and corner shower cubicle with an electric shower. There is a window with obscure glazing on the rear elevation, a radiator and laminate flooring.

**Front Garden & Driveway**

The front garden has a lawn with planting areas of established shrubs. The paved driveway offers off road parking and leads under the carport.

**Rear Garden**

The rear garden is fully enclosed with timber fencing. There is a paved patio area and a raised deck offering a nice place for entertaining, relaxing and enjoying the sunshine. There is a small lawn and a timber gate gives access to the side of the property.

Leasehold – Ground Rent £24pa  
Lease is 1000 years from 21/10/1974  
with 950 years remaining.  
Combi Boiler in airing cupboard  
Water Meter - EPC Rating C  
Council Tax Band C