



Ashdene Crescent Harwood Bolton 2 Bedrooms

- ***** NO UPWARD CHAIN *****
- FANTASTIC LOCATION
- EASY WALKING DISTANCE TO HARWOOD SHOPPING CENTRE
- GOOD SIZE LOUNGE
- KITCHEN/DINER
- 4 PIECE BATHROOM
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D

Price £300,000



***** NO UPWARD CHAIN *****

Located in a prime residential area of Harwood and within walking distance (on the flat) to Harwood centre.

Good size lounge, kitchen/Diner and a 4 piece bathroom suite.



Entrance Hall 5'10" (1.78m) Max x 13'10" (4.22m)

A white glazed UPVC entrance door with sidelights welcomes you into the property. It has a radiator and practical entrance matting followed by carpet. Doors into the lounge and the kitchen/diner.

Lounge 15'0" (4.57m) Max x 15'3" (4.65m) Max

The lounge has had a small extension to the front and has a large window making it nice and bright. There is a stone feature fireplace, two radiators and is carpeted.

Inner Hall 2'9" (0.84m) x 9'7" (2.92m)

The inner hall is carpeted, has a radiator and has doors into both bedrooms and the bathroom. The loft access hatch is located here too. The loft has a light and is boarded down the centre (no ladder). The combi boiler is located in the loft.



Kitchen/Diner 18'3" (5.56m) x 9'6" (2.9m)

The kitchen is fitted with white laminate wall & base units, laminate worktops and tiled splashbacks. Freestanding electric cooker with a stainless steel extractor above. There is a space ready plumbed for a washing machine and a space for an undercounter fridge. Single bowl stainless steel sink with a mixer tap and a window above overlooking the rear garden. There is a glazed UPVC external door on the side elevation and vinyl flooring for ease of cleaning. The dining area is carpeted, has a radiator, and plenty of room for a dining table and chairs plus additional furniture. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



Master Bedroom 11'11" (3.63m) x 8'7" (2.62m)

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

2nd Bedroom 9'1" (2.77m) x 11'7" (3.53m)

The 2nd bedroom is carpeted and also has a window on the rear elevation with a radiator positioned beneath.

Bathroom 8'11" (2.72m) x 6'5" (1.96m)

Is mainly tiled and is fitted with a white 4 piece suite, comprising of:- wc, pedestal wash basin, panel bath and a separate shower cubicle fitted with a thermostatic shower. It has tiled flooring, a radiator and a window with obscure glazing on the side elevation.

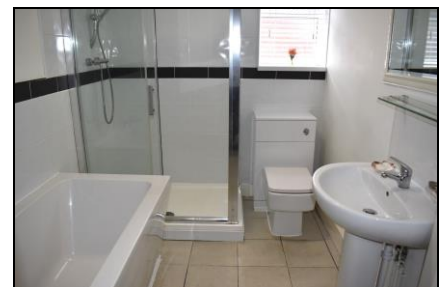


Front Garden, Driveway & Garage

The frontage is open plan and the garden is lawned and has a small rockery in one corner. The paved driveway leads up to the attached single garage which has an up and over garage door.

Rear Garden

The rear garden is fully enclosed with concrete post and timber fencing with a gate down one side of the property giving access to the front. There is a paved patio area offering a nice place to sit out and enjoy the sunshine and a central lawn with planting borders of established shrubs and trees.



General Information

Leasehold - Lease is 999 years from 01/02/1967 with 942 years remaining
Ground Rent £15 pa - Combi Boiler located in the loft - Water Rates
Council Tax Band D - EPC Rating D

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

