



Embsay Close

Astley Bridge Bolton 3 Bedrooms

- *** NO UPWARD CHAIN ***
- QUIET CUL-DE-SAC LOCATION
- GOOD SIZE FAMILY GARDEN
- GUEST WC – KITCHEN/DINER
- PARKING FOR 2 VEHICLES
- GCH, UPVC DG, CAVITY WALL INSULATION
- EPC RATING C



Price £230,000

125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ
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**** NO UPWARD CHAIN ****

Family home in a quiet cul-de-sac location with a larger than average sunny rear garden. Good size lounge, kitchen/diner and guest WC.

Entrance Hall 3'2" (0.97m) x 5'9" (1.75m)

A glazed composite door welcomes you into the property.

The hall is carpeted, has a window on the side elevation, a radiator and doors into the WC and the lounge.

Guest WC 2'8" (0.81m) x 5'9" (1.75m)

Is fitted with a cream WC and a wash basin on a vanity unit. There is a window with obscure glazing on the front elevation, a radiator and it is carpeted.

Lounge 14'6" (4.42m) Max x 15'7" (4.75m)

The lounge has a bow window on the front elevation making it nice and bright. It is carpeted, has an electric fire and surround, a glazed door into the kitchen/diner, two radiators and the stairs to the upper floor.

Kitchen/Diner 14'6" (4.42m) x 8'4" (2.54m)

Is fitted with laminate wall & base units and worktops and tiled splashbacks. Built under single electric oven and a built in gas hob with an extractor above. There is a space ready plumbed for a washing machine, and a space for an undercounter fridge. White single bowl sink with mixer tap and a window above overlooking the rear garden. There is a radiator, laminate flooring, room for a table and chairs, a door to the under stairs storage cupboard and French doors open into the rear garden. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

Landing 2'8" (0.81m) x 8'3" (2.51m)

The landing is carpeted, has a window on the side elevation and doors into all bedrooms and the bathroom.

Master Bedroom 8'4" (2.54m) Including Wardrobes x 14'3" (4.34m)

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 fitted wardrobes, cupboards above the bed and matching bedside tables.

2nd Bedroom 8'0" (2.44m) x 9'10" (3m)

This double bedroom is carpeted and has a window on the rear elevation and a radiator. The loft access hatch is located here too.

3rd Bedroom 6'0" (1.83m) Max x 10'0" (3.05m) Max

This bedroom has a window on the front elevation with a radiator positioned beneath and is carpeted. There is a door to the airing cupboard which houses the combi boiler.

Bathroom 6'2" (1.88m) x 5'6" (1.68m)

The bathroom is carpeted and has tiling where needed.

It is fitted with a coloured 3 piece suite comprising of:- WC, a wash basin on a vanity unit and a bath with an electric shower over. There is a window with obscure glazing on the rear elevation and a radiator.

General Information

Leasehold - Ground Rent £70 pa due 1st July and if paid by 14th July a discount of £10 can be applied.

Lease is 999 years from 01/01/1997 with 972 years remaining.

Combi boiler located in the airing cupboard - Water Meter

Council Tax Band C - EPC Rating C



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