



Brook Gardens

Harwood Bolton 3 Bedrooms

- LOVELY FAMILY HOME
- CORNER PLOT
- SOUGHT AFTER LOCATION
- 3 RECEPTION ROOMS
- MODERN SHOWER ROOM
- GARAGE, CARPORT & EASY OFF ROAD PARKING
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D

Price £313,500



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Lovely family home in a sought after location.
3 Reception rooms, modern shower room and a sunny rear garden.
Easy off road parking, attached single garage and carport.
Walking distance to good local schools.

Entrance Porch 5'9" (1.75m) x 2'1" (0.64m)

A glazed UPVC door with sidelight welcomes you into the property.
It has a quarry tiled floor and a timber glazed door and screen into the hall.



Hall 6'0" (1.83m) Max x 11'9" (3.58m) Max

Has doors into the lounge, 2nd reception room and the dining room.
It is carpeted, has a radiator and the stairs to the upper floor.



Lounge 11'7" (3.53m) x 14'3" (4.34m)

The lounge is carpeted, has a window on the front elevation with a radiator positioned beneath and the electric fire and surround forms the focal point of the room.

Dining Room 17'11" (5.46m) x 8'0" (2.44m)

The dining room is carpeted and easily accommodates a dining table and chairs plus additional furniture. There are 2 windows on the rear elevation with radiators positioned beneath and doors into the kitchen and the understairs storage cupboard.



Kitchen 11'10" (3.61m) x 8'4" (2.54m)

Is fitted with a range of modern laminate wall & base units with laminate worktops and tiled splashbacks. There is a free standing gas cooker with a glass splashback and an integrated extractor above. A space ready plumbed for a washing machine and spaces for an undercounter fridge and an undercounter freezer. Single bowl composite sink with a lever operated mixer tap and a window above overlooking the rear garden. The boiler is hidden away behind a wall unit. There is a window on the side elevation, a radiator, vinyl flooring and a glazed UPVC external door gives access into the rear garden.
NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

2nd Reception Room 8'0" (2.44m) x 15'6" (4.72m)

The 2nd reception room is the garage conversion. It is carpeted and has a window on the front elevation with a radiator positioned beneath.

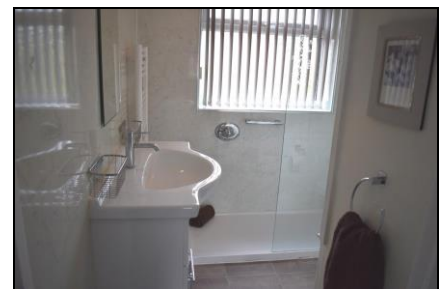


Landing 3'6" (1.07m) x 7'2" (2.18m)

The landing is carpeted and has doors into all bedrooms and the bathroom.
There is a window on the side elevation and the loft access hatch is located here too.
The loft has a light (no ladder and not boarded).

Master Bedroom 11'5" (3.48m) x 10'10" (3.3m)

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



2nd bedroom 9'3" (2.82m) x 10'10" (3.3m)

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

3rd Bedroom 8'6" (2.59m) Including Wardrobes x 7'11" (2.41m)

The 3rd bedroom is carpeted, has a window on the rear elevation with a radiator positioned beneath and fitted wardrobes.

Shower Room 6'9" (2.06m) x 7'0" (2.13m) Max

Modern shower room clad with wet wall and fitted with a white 3 piece suite comprising of:- wc, wash basin on a vanity unit and a large walk in thermostatic shower with a glass shower screen. There is a tall heated towel rail, a window with obscure glazing on the front elevation, a large cupboard with shelving for towel storage etc. and vinyl flooring.

Garage - Not included in Floor Area - 7'5" (2.26m) x 15'6" (4.72m)

The attached single garage has a remote controlled sectional garage door, power, lighting and a personnel door giving access into the rear garden.

Freehold - Standard Construction
Boiler located in kitchen
Water Meter
Gas & Electric Smart Meters
Council Tax Band D
EPC Rating D