



Little Harwood Lee

Harwood Bolton 4 Bedrooms

- SUNNY REAR GARDEN
- NOT OVERLOOKED FRONT OR REAR
- CORNER PLOT
- LOUNGE/DINER
- UTILITY ROOM & GUEST WC
- EN-SUITE TO MASTER
- INTEGRAL SINGLE GARAGE
- GCH, UPVC DG, ALARM, EPC E

Price £320,000



Good size family home with a guest WC, en-suite to master and a sunny rear garden.
Located on a corner plot with an integral garage and off road parking.

Entrance Hall 2'11" (0.89m) x 8'10" (2.69m)

A glazed UPVC door welcomes you into the property. There are doors into the lounge and the guest WC, laminate flooring, a radiator and the stairs to the upper floor.

Guest WC 2'7" (0.79m) x 5'6" (1.68m)

Is fully tiled and fitted with a white wc and a wall hung corner wash basin. There is a window with obscure glazing on the side elevation and composite flooring.

Lounge 12'0" (3.66m) x 12'9" (3.89m)

The lounge is a good size and has a window on the front elevation with a radiator positioned beneath and carpet flows through into the dining area.

Dining Area 8'6" (2.59m) x 11'9" (3.58m)

The dining area has space for a dining table and chairs. There is a radiator, a door into the kitchen and French doors open out giving access in to the rear garden.

Kitchen 10'0" (3.05m) x 11'3" (3.43m)

The kitchen is fitted with white wall & base units, laminate worktops and tiled splashbacks. Built in double electric oven and a gas hob with an integrated extractor above. Integrated appliances are:- fridge, freezer and dishwasher. White bowl and a half sink with a lever operated mixer tap and a window above overlooking the rear garden. There is a radiator, doors into the utility room and the under stairs 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.

Utility Room 4'10" (1.47m) x 11'3" (3.43m) Has a base unit with a laminate worktop and spaces beneath for 3 appliances. Single bowl stainless steel sink with a window above on the side elevation, a door into the garage, a glazed UPVC external door on the rear elevation, a radiator and laminate flooring. The boiler is sited here.

Landing 10'0" (3.05m) x 4'2" (1.27m)

Has doors to all bedrooms, the bathroom and is carpeted. The loft access hatch is located here too. The loft is partially boarded (no pull down ladder or light).

Master Bedroom 8'3" (2.51m) x 15'0" (4.57m)

The master bedroom is carpeted, has a window on the front elevation with a radiator positioned beneath and a door into the en-suite. The fitted wardrobes are included.

En-Suite to Master 5'7" (1.70m) x 5'3" (1.60m) plus recess

Is fully tiled and is fitted with a 3 piece suite comprising of:- wc, pedestal wash basin and a shower cubicle fitted with an electric shower. There is a window with obscure glazing on the front elevation, a chrome heated towel rail and composite flooring.

2nd Bedroom 9'9" (2.97m) x 13'1" (3.99m)

Is carpeted and has a window on the front elevation with a radiator positioned beneath.

3rd Bedroom 8'7" (2.62m) x 11'1" (3.38m)

Is carpeted and has a window on the rear elevation with a radiator positioned beneath.

4th Bedroom 8'2" (2.49m) x 6'5" (1.96m)

Is carpeted, has a window on the rear elevation with a radiator positioned beneath and a door to a storage cupboard.

Family Bathroom 6'9" (2.06m) x 6'5" (1.96m)

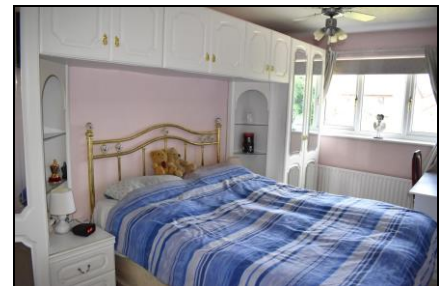
Is fully tiled and is fitted with a 3 piece suite comprising of:- wc, pedestal wash basin and a bath with a thermostatic shower over and a glass shower screen. There is a window with obscure glazing on the rear elevation, a radiator and composite flooring.

Airing Cupboard

Located on the landing it houses the hot water tank and has a shelf for towel storage.

Integral Garage - NOT included in floor area 8'2" (2.49m) x 16'10" (5.13m)

The garage has an up and over garage door, power, lighting and a tap.



Freehold
Boiler located in utility
Council Tax Band D
Water Meter
EPC Rating E