



Scarthwood Close Harwood Bolton 3 Bedrooms



- QUIET CUL-DE-SAC LOCATION
- NOT OVERLOOKED AT THE REAR
- NEW COMBI BOILER 05/04/2023
- FANTASTIC FAMILY SIZE GARDEN
- GUEST WC
- GCH, UPVC DG, CAVITY WALL INSULATION
- EPC RATING D

Price £325,000



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**** NOT OVERLOOKED AT THE REAR****

Located in a quiet cul-de-sac with a family size rear garden. This lovely home has a through lounge, separate dining room and a guest WC. Perfect for a growing family.

Entrance Hall 5'6" (1.68m) x 3'7" (1.09m)

A glazed UPVC door with sidelights welcomes you into the property. The hall has laminate flooring, a radiator, doors into the lounge and the guest WC and open access into the dining room.

Lounge 12'2" (3.71m) x 16'6" (5.03m)

The lounge is carpeted and has a bow window on the front elevation with a radiator positioned beneath. There is another radiator, a door into the rear hall and a sliding patio door gives access into the rear garden.

Kitchen 9'3" (2.82m) x 7'10" (2.39m)

Is fitted with a range of laminate wall & base units with laminate worktops and tiled splashbacks. Built under single electric oven and a built in ceramic hob with a stainless steel extractor above. Space for a tall fridge/freezer and a single bowl stainless steel sink with a lever operated mixer tap and a window above overlooking the rear garden. There is a radiator, open access into the rear hall and laminate flooring. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

Dining Room 9'3" (2.82m) x 8'5" (2.57m)

The dining room has laminate flooring and a window on the front elevation with a radiator positioned beneath. There is room for a dining table and chairs plus additional furniture. Open access into the kitchen.

Guest WC 5'6" (1.68m) x 3'1" (0.94m) Is tiled, has vinyl flooring and is fitted with a white WC and a slimline wash basin on a vanity unit.

Rear Hall 5'0" (1.52m) x 2'11" (0.89m)

Has laminate flooring, a glazed composite external door on the rear elevation, a door into the lounge, open access into the kitchen and the stairs to the upper floor.

Landing 9'0" (2.74m) x 3'3" (0.99m)

Is carpeted and has doors to all bedrooms and the bathroom. There is a window on the front elevation and the loft access hatch is located here too. The loft has a pull down ladder (no light) and is boarded down the centre.

Master Bedroom 12'5" (3.78m) x 9'8" (2.95m)

The master bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath. Doors open into the built in wardrobes.

2nd Bedroom 9'6" (2.9m) x 9'8" (2.95m) Plus Recess

This double bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath. There are built in wardrobes and a built in storage cupboard.

3rd Bedroom 9'4" (2.84m) x 6'7" (2.01m)

The 3rd bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath.

Bathroom 6'5" (1.96m) x 6'6" (1.98m)

The bathroom is fully tiled and is fitted with a white 3 piece suite comprising of:- WC, pedestal wash basin and a panelled bath with an electric shower over. There is a window with obscure glazing on the front elevation, a chrome heated towel rail and vinyl flooring.

Garage (not included in floor area) 8'10" (2.69m) x 17'0" (5.18m)

The attached single garage has an up and over garage door, power and lighting. There is a utility area at one end which is ready plumbed for a washing machine. The combi boiler is located here too.



Freehold
New combi boiler'23 in garage
Water Meter
Council Tax Band D
EPC Rating D