



Croft Gate

Harwood Bolton 3 Bedrooms



- IMPRESSIVE FAMILY HOME
- STUNNING KITCHEN WITH DUAL FUEL SMEG RANGE COOKER
- MULTI FUEL BURNER IN LOUNGE
- CONSERVATORY WITH INSULATED CEILING
- BEAUTIFUL SHOWER ROOM
- LOW MAINTENANCE GARDENS FRONT AND REAR
- GARAGE CONVERSION INTO UTILITY AND STORE ROOM
- GCH, UPVC DG, CAVITY WALL INSULATION, ALARM, EPC D

Price £285,000



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Impressive family home with a stunning kitchen and Smeg range cooker.
Multi fuel stove in the lounge, traditional style shower room and a conservatory.
Converted garage into utility & storage.

Entrance Hall 5'10" (1.78m) Max x 11'5" (3.48m)

A glazed composite door with sidelights welcomes you into the property.
The hall is carpeted, has a door into the kitchen, a radiator and the stairs to the upper floor.



Lounge 11'8" (3.56m) Max x 12'4" (3.76m)

The lounge has a large bow window on the front elevation with a radiator positioned beneath. It is carpeted and a multi fuel stove forms the focal point of the room. Glazed double doors open into the kitchen.



Kitchen 17'11" (5.46m) x 7'11" (2.41m)

This beautiful kitchen is fitted with dark grey wooden units and quartz overlay worktops with tiled splashbacks. Double bowl Belfast sink with a lever operated pull down mixer tap and a window above overlooking the rear garden. Cooking is by means of an amazing Smeg dual fuel range with an integrated extractor above. Space for a tall fridge/freezer. There is a vertical radiator, glazed double doors into the lounge, open access into the conservatory, a door to understairs storage, a composite stable door on the side elevation and LVT flooring. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



Conservatory 9'4" (2.84m) x 8'7" (2.62m)

The conservatory is a nice addition to the property. It has an insulated ceiling and a radiator enabling it to be used all year round. It is open plan to the kitchen, has laminate flooring and French doors give access into the rear garden.

Landing 2'10" (0.86m) x 7'3" (2.21m)

The landing has doors into all bedrooms and the shower room.
It is carpeted, has a window on the side elevation, and the loft access hatch is located here too. The loft has a pull down ladder, a light, and is boarded down the centre. The combi boiler is located in the loft.



Master Bedroom 10'9" (3.28m) Including Wardrobes x 11'3" (3.43m)

The master bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath. Plenty of storage in the 'L' shaped fitted wardrobes and chests of drawers.



2nd Bedroom 10'9" (3.28m) Including Wardrobes x 9'7" (2.92m)

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

3rd Bedroom 6'11" (2.11m) x 6'10" (2.08m) Max

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

Shower Room 6'11" (2.11m) x 6'6" (1.98m)

Beautiful shower room fitted with a traditional style suite comprising of:- WC, wash basin on a chrome washstand and a shower cubicle fitted with an exposed thermostatic rain shower and shower handset. It is fully tiled, has a window with obscure glazing on the rear elevation, a traditional heated towel rail radiator and vinyl flooring.

Garage Conversion - NOT included in floor area 8'4" (2.54m) x 15'4" (4.67m)

The garage conversion is used as a utility room and storage space. There is a window on the side elevation and it has been plaster boarded and has composite flooring. It would also be perfect for a home office or hobby room etc.

Leasehold - Ground Rent £10 pa
Lease is 999 years from 24/02/1964 with 939 years remaining
Combi Boiler located in the loft
Water Meter - Council Tax Band C
EPC Rating D