



Saunton Avenue

Harwood Bolton 3 Bedrooms

- EXTENDED KITCHEN/DINER
- UTILITY ROOM
- LOUNGE/DINER
- GUEST WC
- CONSERVATORY
- GOOD SIZE REAR GARDEN
- DOUBLE RESIN DRIVEWAY
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D

Price £330,000



Entrance Porch 3'1" (0.94m) x 6'0" (1.83m)

A glazed composite door welcomes you into the property. There is a window to the side, porcelain tiled flooring and doors into the guest WC and the hall.

Guest WC 2'4" (0.71m) x 6'0" (1.83m)

Is fully tiled and is fitted with a white 2 piece suite comprising of:- wc and a wall hung wash basin on a vanity unit. There is a window with obscure glazing on the front elevation and tiled flooring.

Hall 6'0" (1.83m) max x 10'3" (3.12m)

Has porcelain tiled flooring, doors into the lounge and the kitchen/diner and the stairs to the upper floor.

Lounge/Diner 11'9" (3.58m) max x 23'6" (7.16m)

A good size family lounge with a bow window on the front elevation making it nice and bright. It is carpeted and has a gas fire in a marble surround. The dining area has plenty of room for a table and chairs plus additional furniture. There is a door into the kitchen/diner and a sliding patio door gives access into the conservatory.

Kitchen/Diner 16'5" (5.00m) x 10'11" (3.33m)

Beautiful wall and base units with Mistral enhanced acrylic based worktops. The gorgeous island has plenty of storage, houses the Bosch induction hob and serves as a breakfast bar. Bosch double oven, integrated fridge, freezer and slimline dishwasher. Stainless steel bowl and a half inset sink with a lever operated mixer tap and a window above overlooking the rear garden. There is porcelain tiled flooring 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.

Utility Room 7'4" (2.24m) x 4'7" (1.40m)

Has the same wall units as in the kitchen and spaces for a washing machine and a dryer with a worktop above. Window with obscure glazing on the side elevation, a door into the garage and porcelain tiled flooring.

Conservatory 11'9" (3.58m) x 12'6" (3.81m)

The conservatory is a good size and is a great addition to the property. It has a radiator, laminate flooring and French doors giving access into the rear garden.

Landing 7'6" (2.29m) max x 5'8" (1.73m) max

The landing has doors into all bedrooms, the bathroom and the airing cupboard. It is carpeted, has a window with obscure glazing on the side elevation and the loft access hatch.

Airing Cupboard 2'7" (0.79m) x 1'7" (0.48m)

Located on the landing it houses the combi boiler and has a shelf for towel storage.

Master Bedroom 10'6" (3.20m) incl wardrobe x 12'11" (3.94m)

The master bedroom is carpeted and has a window on the front elevation. There is plenty of storage in the fitted wardrobes, dressing table and bedside tables.

2nd Bedroom 10'6" (3.20m) incl wardrobe x 10'4" (3.15m)

The 2nd bedroom has laminate flooring and a window on the rear elevation with hillside views. Plenty of storage in the fitted wardrobes and cupboards above the bed.

3rd Bedroom 7'6" (2.29m) max x 9'10" (3.00m) max

This single bedroom has a window on the front elevation, a fitted wardrobe with matching bedside table and laminate flooring.

Bathroom 7'2" (2.18m) x 5'6" (1.68m)

Beautiful modern bathroom, fully tiled and fitted with a white 3 piece suite comprising of:- wc, wash basin on a vanity unit and a bath with thermostatic rain shower over and a glass shower screen. There is a window with obscure glazing on the rear elevation, a chrome heated towel rail and tiled flooring.



Leasehold – Ground Rent £30pa
Lease 999 years from 19/12/1978
with 956 years remaining.
Combi Boiler in airing cupboard
Water Meter
Council Tax Band D