



## Lea Gate Close

Harwood Bolton 2 Bedrooms

- **\*\*\* NO UPWARD CHAIN \*\*\***
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO HARWOOD SHOPS & BUS STOPS
- GCH, UPVC DG, EPC RATING D

**Price £240,000**



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\*\*\* NO UPWARD CHAIN \*\*\*

This true bungalow is in a fantastic location being within walking distance to all the shops at Harwood centre and bus stops too!

### **Entrance Porch 10'0" (3.05m) x 1'9" (0.53m)**

A glazed UPVC door with windows either side making it nice and bright. There is tiled flooring and a glazed timber door into the hall.



### **Hall 7'6" (2.29m) x 4'8" (1.42m)**

The hall is carpeted, has a window with obscure glazing, a radiator, a door into the lounge and the Vaillant combi boiler is located here.

### **Lounge 11'5" (3.48m) Max x 16'0" (4.88m) Into Bay**

Good size lounge with a half bay window on the front elevation with a radiator positioned beneath. It is carpeted, has a door into the inner hall and a serving hatch into the kitchen.

### **Kitchen 7'6" (2.29m) x 8'11" (2.72m)**

The kitchen is fitted with laminate wall & base units and laminate worktops with tiled splashbacks. Freestanding electric cooker, stainless steel single bowl sink with a mixer tap and a window above on the side elevation. There are spaces for an undercounter fridge, undercounter freezer and a washing machine. It has laminate flooring, a radiator and the serving hatch through into the lounge. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



### **Inner Hall 10'6" (3.2m) x 2'11" (0.89m)**

The inner hall is carpeted and has doors into the kitchen, the lounge and the 2nd bedroom. There is a glazed external timber door into the side porch and the loft access hatch is located here too.



### **Side Porch 3'2" (0.97m) x 4'8" (1.42m)**

The glazed porch has a glazed UPVC door and quarry tiled flooring. Glazed timber door into the inner hall.

### **Corridor 2'8" (0.81m) x 6'3" (1.91m)**

Leading from the hallway it is carpeted and has doors into the master bedroom, the bathroom and the storage cupboard.

### **Master Bedroom 10'8" (3.25m) x 11'10" (3.61m)**

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



### **2nd Bedroom 8'5" (2.57m) x 11'10" (3.61m)**

Is another double bedroom. It is carpeted, has a window on the rear elevation with a radiator beneath and a door to a built in wardrobe.

### **Bathroom 5'6" (1.68m) x 6'0" (1.83m)**

The bathroom is mainly 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 side elevation, a heated towel rail, and vinyl flooring.



### **General Information**

Freehold - Combi boiler located in the hall - Water Meter  
Council Tax Band C - EPC Rating D