



Sandleigh Drive Bolton 3 Bedrooms

- ***** NO UPWARD CHAIN *****
- LOVELY FAMILY HOME
- EN-SUITE TO MASTER
- GUEST WC
- DETACHED SINGLE GARAGE
- GCH, UPVC DG, EPC C

Offers Over £238,000

125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ
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****NO UPWARD CHAIN**** Detached family home located on a corner plot with a single garage. Kitchen/diner, an en-suite to the master and a guest wc. This lovely modern development is great for transport links and trains into Manchester.

Entrance Hall 5'5" (1.65m) Max x 5'8" (1.73m) Max

A white glazed UPVC door welcomes you into the property. The hall has laminate flooring, a radiator, a door into the lounge and the stairs to the upper floor.



Lounge 12'11" (3.94m) Max x 11'9" (3.58m) Plus Bay

The lounge has a bay window on the front elevation with a radiator positioned beneath. It is nice and bright and has laminate flooring, another radiator and a door into the kitchen/diner.

Kitchen / Diner 16'5" (5m) x 8'9" (2.67m) Is fitted with a range of shaker style wall & base units, granite effect laminate worktops and tiled splashbacks. Built under single electric oven, and a built in gas hob with an integrated extractor above. Space ready plumbed for a washing machine, and a space for a tall fridge/freezer. Bowl and a half stainless steel sink with a mixer tap and a window above overlooking the rear garden. There is tiled flooring and a sliding patio door gives access into the rear garden. There is a radiator and a door to the understairs storage cupboard. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



Inner Hall 6'4" (1.93m) x 3'2" (0.97m) The inner hall has tiled flooring, a door to the guest wc and open access into the kitchen/diner.

Guest WC 6'5" (1.96m) x 3'2" (0.97m)

Is fitted with a wc and a pedestal wash basin with tiling above. There is a window with obscure glazing on the side elevation, a radiator and tiled flooring.

Landing 2'11" (0.89m) x 9'1" (2.77m) The landing is carpeted, has a radiator and doors to all bedrooms, the bathroom and the airing cupboard. The loft access hatch is located here too. The loft has a pull down ladder and is partially boarded for storage.



Master Bedroom 10'2" (3.1m) x 9'9" (2.97m) The master bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath. There is plenty of storage in the fitted wardrobes and matching 2 sets of chest of drawers. Door to the en-suite.

En-Suite to Master 6'3" (1.91m) Max x 5'10" (1.78m) Max

Is fitted with a white 3 piece suite comprising of:- wc, pedestal wash basin and a shower cubicle with a thermostatic shower. There is a window with obscure glazing on the side elevation, a radiator and laminate flooring.

2nd Bedroom 9'4" (2.84m) x 8'3" (2.51m) The 2nd bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath.



3rd Bedroom 6'10" (2.08m) x 8'10" (2.69m) This single bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath.

Family Bathroom 6'0" (1.83m) x 6'0" (1.83m) The bathroom has tiling where needed and is fitted with a white 3 piece suite comprising of:- wc, pedestal wash basin, and a panelled bath with a thermostatic shower over and a rail for a shower curtain. There is a window with obscure glazing on the front elevation, a radiator, and laminate flooring.

Airing Cupboard

Houses the Potterton Powermax HE condensing boiler with integrated hot water storage.

Front Garden, Driveway & Garage

The front garden is open plan and has a small lawn and paved paths to the front door and along the side of the property. Accessed from the side street is the tarmac drive leading to the detached single garage. The garage has an up and over garage door, power and lighting.

Rear Garden

The rear garden is fully enclosed and has a paved patio area running the full width of the property. It has a lawn, decorative stones, forest bark and a path leading to the personnel door of the garage. There is a timber gate giving access onto the drive and a tall wrought iron gate at the side gives access around to the front of the property.



General Information

Leasehold - Lease is 999 years from 01/01/2004 with 979 years remaining.

Ground Rent payable yearly is £125 for the first 50 years, then £250 for the next 50 years, then £500 for the 50 years after that.

Condensing Boiler - Water Meter - Council Tax Band C - EPC Rating C

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