



Dewhurst Road

Harwood Bolton 2 Bedrooms

- ***** NO UPWARD CHAIN *****
- BEAUTIFUL SUNNY REAR GARDEN
- MODERN SHOWER ROOM
- FITTED WARDROBES TO MASTER
- EASY SIDE BY SIDE OFF ROAD PARKING
- GCH, UPVC DG, EPC RATING D



Price £270,000

125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ
Tel: 01204 593500 | Email: sales@whittakersestateagents.co.uk
<https://www.whittakersestateagents.co.uk>

**** NO UPWARD CHAIN ****

Lovely bungalow with a beautiful landscaped rear garden.

Master bedroom has wall to wall fitted wardrobes.

New kitchen, new shower room, easy side by side off road parking.



Lounge/Diner 11'8" (3.56m) x 16'10" (5.13m)

The lounge is carpeted, has a bow window on the front elevation with a radiator positioned beneath and the living flame gas fire in a modern surround forms the focal point of the room (currently not working).

Kitchen 8'11" (2.72m) x 13'0" (3.96m)

Is fitted with a range of laminate wall & base units and worktops. Built under electric oven and a built in ceramic hob with an extractor above. Integrated appliances are:- fridge, freezer and slimline dishwasher. Space for a washing machine. Single bowl composite sink with a lever operated mixer tap and a window above on the front elevation. There is a composite door on the side elevation and a window with a radiator positioned beneath. Vinyl flooring for ease of cleaning. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



Inner Hall 3'0" (0.91m) x 6'5" (1.96m)

The inner hall is carpeted and has doors into both bedrooms, the lounge, the shower room and the kitchen. The loft access hatch is located here too. The loft is partially boarded and the combi boiler is located here.



Master Bedroom 11'8" (3.56m) Including Wardrobes x 12'0" (3.66m)

The master bedroom is carpeted and has a window overlooking the rear garden with a radiator positioned beneath. There is plenty of storage in the wall to wall fitted wardrobes and matching bedside tables.



2nd Bedroom 8'11" (2.72m) x 8'10" (2.69m)

This bedroom is carpeted, has a radiator and French doors give access into the rear garden.

Shower Room 5'4" (1.63m) x 6'3" (1.91m)

This beautiful modern shower room is fully tiled and fitted with a white 3 piece suite comprising of:- wc, wall hung wash basin on a vanity unit and a large walk in thermostatic shower with wet wall. It has vinyl flooring, a tall heated towel rail, a storage cupboard and window with obscure glazing on the side elevation.



General Information

- Leasehold
- Lease is 999 years from 23/09/1966 with 941 years remaining
- Ground Rent £14 pa
- Combi boiler located in the loft
- Water Meter
- Council Tax Band B
- EPC Rating D