



## Parkdene Close

Harwood Bolton 3 Bedrooms



- **\*\*\* NO UPWARD CHAIN \*\*\***
- NOT OVERLOOKED AT THE REAR
- WALKING DISTANCE TO HARWOOD CENTRE
- OPEN PLAN 'L' SHAPE LOUNGE/DINER
- SHOWER ROOM
- CONSERVATORY
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D

**Price £300,000**





### **Entrance Hall 11'6" (3.51m) Max x 5'9" (1.75m) Max**

A glazed UPVC door with sidelight welcomes you into the property. The hall is carpeted, has a radiator and doors into the lounge and the storage cupboard.

**Storage Cupboard 10'0" (3.05m) x 15'3" (4.65m)** The storage cupboard has coat hooks and is the perfect place for your vacuum, ironing board etc.

**Lounge - open plan to the dining area** The spacious lounge has a large window overlooking the rear garden. It is carpeted, has a radiator and the living flame gas fire and surround forms the focal point of the room.

**Dining Area - open plan to the lounge 8'10" (2.69m) x 9'0" (2.74m)** The dining area has laminate flooring, a radiator and room for a dining table & chairs. There is a glazed door into the kitchen and glazed double doors into the conservatory.

**Conservatory 10'4" (3.15m) x 9'4" (2.84m)** The conservatory is a nice addition to the property and is accessed via the dining area. It is carpeted, has a radiator and a glazed UPVC door gives access into the rear garden.

### **Kitchen 10'9" (3.28m) x 10'3" (3.12m)**

Is fitted with white high gloss units with wood block effect laminate worktops and tiled splashbacks. Built in single electric oven and a built in solid plate hob with an integrated extractor above. Space for a tall fridge/freezer and a space ready plumbed for a washing machine. Single bowl stainless steel sink with a mixer tap and a window above on the side elevation. There is a radiator, laminate flooring and a glazed UPVC external door on the side elevation. Glazed doors into the dining area and the corridor. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

**Corridor 3'11" (1.19m) Max x 8'3" (2.51m)** The corridor is carpeted and has doors into the kitchen, all bedrooms, the shower room. The loft access hatch is located here too. The loft has a light (no pull down ladder) and is partially boarded.

### **Master Bedroom 9'0" (2.74m) x 12'0" (3.66m)**

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

**2nd Bedroom 12'1" (3.68m) x 8'4" (2.54m)** This bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath.

**3rd Bedroom 9'1" (2.77m) x 8'2" (2.49m)** Is carpeted and has a window on the side elevation with a radiator positioned beneath.

### **Shower Room 7'6" (2.29m) x 6'0" (1.83m)**

Modern shower room fitted with a white 3 piece suite comprising of:- wc, wash basin on a vanity unit and a shower cubicle fitted with an electric shower. It is fully tiled, has a window with obscure glazing on the side elevation, a chrome heated towel rail, an illuminated bathroom cabinet, a wall hung storage cupboard and tiled flooring.

### **Garage (not included in floor area) 8'8" (2.64m) x 17'5" (5.31m)**

The attached single garage has an electric roller shutter style garage door, power and lighting. The combi boiler is located here too.



Freehold  
Combi boiler located in garage  
Water Meter  
Council Tax Band C  
EPC Rating D