



Hardcastle Gardens

Bradshaw Bolton 3 Bedrooms

- BEAUTIFUL MODERN PROPERTY
- PRESTIGIOUS DEVELOPMENT OF IMPRESSIVE STONE PROPERTIES
- MATT GREY KITCHEN UNITS & ISLAND WITH SEATING
- INTEGRATED KITCHEN APPLIANCES
- LOG BURNER IN THE LOUNGE
- LUXURIOUS BATHROOM
- EN-SUITE TO MASTER BEDROOM
- GCH, UPVC DG, ALARM, EPC RATING D

Price £350,000



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Entrance Hall 3'9" (1.14m) x 4'11" (1.5m)

A glazed composite door welcomes you into the property. The hall has laminate flooring, a window on the side elevation, a glazed door into the lounge, a radiator and the stairs to the upper floor.

Lounge - open to kitchen/diner 13'1" (3.99m) Max x 14'7" (4.45m)

The lounge has a window on the front elevation with a radiator positioned beneath, and sat quietly in a corner is a log burner ready to keep you warm and cosy on those chilly evenings. There is a door to understairs storage and laminate flooring flows through into the kitchen/diner.



Kitchen/Diner - open to lounge 16'7" (5.05m) x 11'0" (3.35m)

Beautiful modern kitchen with matt grey handleless units and wood effect laminate worktops with tiled splashbacks. Built under single electric oven and a ceramic hob with a glass/stainless steel extractor above. Integrated appliances are:- fridge, freezer, microwave, dishwasher and washing machine. Grey bowl and a half composite sink with a Quooker tap and a window above overlooking the rear garden. The large island has seating for 4 with storage cupboards at both ends. There is a vertical radiator, laminate flooring and French doors open out giving access into the rear garden. The new combi boiler (March 2022) is hidden away behind a wall unit. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



Landing 3'3" (0.99m) x 10'3" (3.12m)

The landing is carpeted and has doors to all bedrooms, the bathroom and the storage cupboard. The loft access hatch is located here too. The loft has a light (no pull down ladder).

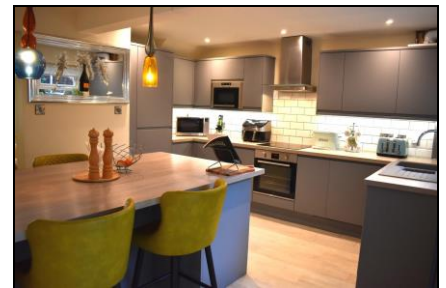


Master Bedroom 10'9" (3.28m) x 12'0" (3.66m)

The master bedroom is carpeted, has a window overlooking the rear garden with a radiator positioned beneath and a door into the en-suite.

En-Suite to master 9'9" (2.97m) x 2'8" (0.81m)

The en-suite is fitted with a white 3 piece suite comprising of:- back to wall wc, wall hung wash basin on a vanity unit and a thermostatic rain shower and handset. It is fully tiled, has a circular window with obscure glazing on the side elevation, a chrome heated towel rail, and tiled flooring.



2nd Bedroom 9'4" (2.84m) x 10'9" (3.28m) Including Wardrobes

This double bedroom is carpeted, has a window on the front elevation with a radiator positioned beneath and sliding fitted wardrobes.

3rd Bedroom 9'9" (2.97m) x 8'5" (2.57m)

The 3rd bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath.



Storage Cupboard 3'0" (0.91m) x 3'7" (1.09m)

Located on the landing it has a shelf and offers additional storage.

Bathroom 6'9" (2.06m) x 6'9" (2.06m) Max

Modern and luxurious white 3 piece suite comprising of:- wc, wash basin on a wall hung vanity unit and a large low profile walk in thermostatic rain shower and shower handset. Glass shower screen. It is fully tiled, has a window with obscure glazing on the front elevation, a tall chrome heated towel rail and tiled flooring.

Leasehold – Ground Rent £75 pa
Lease is 999 years from
16/05/1997
with 972 years remaining.
Combi boiler located in the kitchen
Water Meter - Council Tax Band E