



Broadstone Road Bradshaw Bolton

1 Bedroom (was originally built as 2)

Now used as 4 reception rooms

- ***** NO UPWARD CHAIN *****
- FANTASTIC LOCATION
- WALKING DISTANCE TO HARWOOD CENTRE & BUS STOPS
- SHOWER ROOM - SUN ROOM
- NEEDS SOME UPDATING
- WARM AIR HEATING SYSTEM, CAVITY WALL INSULATION
- TIMBER & UPVC DOUBLE GLAZING, EPC RATING E

Price £215,000



125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ

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<https://www.whittakersestateagents.co.uk>

****NO UPWARD CHAIN****

Fantastic location being within walking distance to Harwood shops and bus stops. It was originally built as 2 bedrooms and has a sun room and a shower room.

Entrance Hall 3'9" (1.14m) x 11'2" (5.54m)

A glazed composite door welcomes you into the property. The hall is carpeted and has a built in cupboard for guest coats with storage above. There are doors into the lounge, dining room, 2nd reception, bedroom and the shower room.



Lounge 11'10" (3.61m) x 14'7" (4.45m)

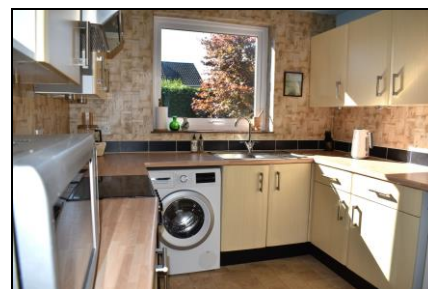
The lounge is carpeted and has a large window on the front elevation making it nice and bright. There is a fireplace and another window on the side elevation.



Dining Room - Open access into the kitchen

10'7" (3.23m) x 12'4" (3.76m)

The dining room is carpeted and has plenty of room for a dining table and chairs plus additional furniture. There is a window on the side elevation and a glazed timber door to the rear.



Kitchen - Open access into the dining room

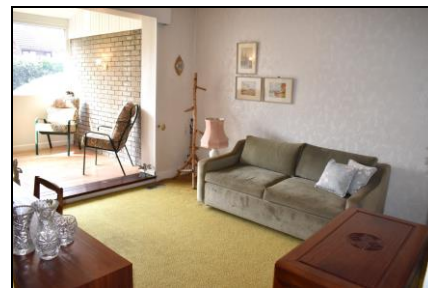
8'7" (2.62m) x 8'0" (2.44m)

Is fitted with a range of laminate units and worktops with tiled splashbacks. Free standing electric cooker with an extractor above. There is a space ready plumbed for a washing machine and a space for a tall fridge/freezer. Single bowl stainless steel sink with a lever operated mixer tap and a window above overlooking the rear garden. Vinyl flooring. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

2nd Reception Room - (was the 2nd bedroom)

10'11" (3.33m) x 11'3" (3.43m)

It is carpeted, has a built in wardrobe with storage above and open access into the sun room.



Sun Room - Open access into 2nd reception room

12'0" (3.66m) x 8'0" (2.44m)

The sun room is accessed via the 2nd reception room. It has laminate flooring and a UPVC door gives access into the rear garden.

Bedroom 10'11" (3.33m) x 13'10" (4.22m)

The bedroom is carpeted, has a window on the front elevation and built in wardrobes.



Shower Room 6'5" (1.96m) max x 8'11" (2.72m) max

Is half tiled and fitted with a white 3 piece suite comprising of:- wc, wash basin on a vanity unit and a corner shower cubicle fitted with an electric shower. There is a window with obscure glazing and tiled flooring.

General Information

Freehold - Water Meter - Council Tax Band C - EPC Rating E
Boiler located in the hall - Ducted warm air heating system

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