



Astley Road

Bradshaw Bolton 3 Berooms

- EXTENDED PROPERTY WITH KITCHEN/DINER/FAMILY ROOM
- LOUNGE WITH MEDIA WALL & INSET ELECTRIC FIRE
- UTILITY ROOM
- GUEST WC/SHOWER ROOM
- EASY SIDE BY SIDE OFF ROAD PARKING
- EV CHARGING POINT
- WALKING DISTANCE TO HARWOOD CENTRE & LOCAL SCHOOLS
- GCH, UPVC DG, ALARM, EPC D

Price £325,000



Extended property OPEN PLAN KITCHEN/DINING/FAMILYROOM
rooflight windows & sliding patio doors. Stylish lounge, utility & guest WC/shower room.
Walking distance to Harwood centre & local schools.

Entrance Hall 5'0" (1.52m) x 6'2" (1.88m)

A glazed composite door with sidelight welcomes you into the property. It has tiled flooring, a radiator and doors into the lounge and the under stairs storage cupboard.

Lounge 17'10" (5.44m) x 10'4" (3.15m)

Gorgeous modern stylish family lounge complete with media wall and inset electric fire. It's nice and bright with 2 windows on the front elevation. It is carpeted, has a vertical radiator and a door into the kitchen/diner.

KITCHEN/DINER/FAMILY ROOM

Fantastic open plan space with 2 rooflight windows and porcelain tiled flooring.

KITCHEN AREA 8'3" (2.51m) x 11'10" (3.61m)

Beautiful kitchen with cashmere coloured units and wood effect laminate worktops. 5 Burner gas hob with a glass splashback and a stainless steel extractor above. Built in a housing unit are 2 Neff electric ovens. Integrated undercounter fridge and integrated dishwasher. Single bowl stainless steel sink with a lever operated mixer tap and a window above overlooking the rear garden. The island has storage cupboards one side and also serves as a breakfast bar. Door into the utility room.

DINING/FAMILY AREA 8'4" (2.54m) x 22'6" (6.86m)

This large open plan space offers plenty of scope for furniture layout. It has 3 sliding patio doors which open outwards to the right, 3 vertical radiators and the stairs to the upper floor.

Utility Room 7'9" (2.36m) x 5'8" (1.73m)

Has high gloss base units and a laminate worktop with a single bowl stainless steel sink with a mixer tap and a pulley ceiling clothes airer above. Window on the side elevation (into the garage). There is a space ready plumbed for a washing machine, a space for a condensing dryer and a space for a tall fridge/freezer. It has tiled flooring and a door into the guest WC/shower room.

Guest WC/Shower Room 7'9" (2.36m) x 3'3" (0.99m)

Is fitted with a white 3 piece suite comprising of:- wc, slimline wash basin on a vanity unit and a tiled shower fitted with a thermostatic rain shower and shower handset. There is a chrome heated towel rail, a cupboard housing the combi boiler and tiled flooring.

Landing 8'4" (2.54m) Max x 9'9" (2.97m)

The spacious landing is carpeted, has a radiator and a window on the side elevation. There are doors into all bedrooms and the bathroom. The tall storage cupboard is included in the sale. The loft access hatch is located here too. The loft has a pull down ladder, a light and is fully boarded except for the eaves.

Master Bedroom 9'3" (2.82m) Including Wardrobes x 12'9" (3.89m) Including Wardrobes

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 modern high gloss 'L' shaped fitted wardrobes and cupboards above the bed

2nd Bedroom 9'6" (2.9m) x 9'6" (2.9m)

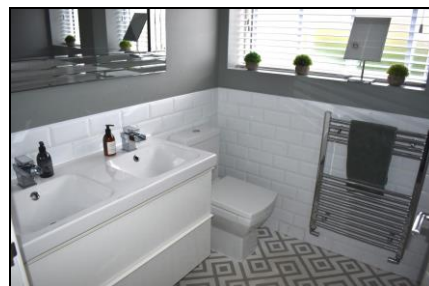
This double bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath. There are built in wardrobes and a built in storage cupboard with shelving.

3rd Bedroom 8'4" (2.54m) x 8'0" (2.44m)

The 3rd bedroom is carpeted, has a window on the side elevation and a radiator.

Bathroom 7'10" (2.39m) x 5'11" (1.8m)

Is half tiled and is fitted with a white double basin vanity unit, WC and panelled bath with a bath/shower mixer tap. There are two windows with obscure glazing on the rear elevation, a chrome heated towel rail, and vinyl flooring.



Freehold
Combi boiler in guest WC
Water Rates
Council Tax Band C
EPC Rating D