



Ingleton Close Harwood Bolton 2 Bedrooms

- ***** NO UPWARD CHAIN *****
- FANTASTIC LOCATION
- QUIET CUL-DE-SAC LOCATION
- EASY WALKING DISTANCE TO HARWOOD SHOPPING CENTRE
- GOOD SIZE LOUNGE
- KITCHEN/DINER
- ATTACHED SINGLE GARAGE
- GCH, UPVC DG, CAVITY WALL INSULATION, ALARM, EPC D



Price £270,000

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**** NO UPWARD CHAIN ****

Located in a prime residential area of Harwood and within easy walking distance (on the flat) to Harwood medical centre, shopping centre and bus routes. Good size lounge and kitchen/diner.

Entrance Hall 5'8" (1.73m) x 8'10" (2.69m)

A glazed timber entrance door with sidelight welcomes you into the property. The hall is carpeted, has a radiator, a door into the lounge and a glazed door and screen into the kitchen/diner.

Lounge 15'3" (4.65m) x 10'6" (3.2m)

The lounge is carpeted and has a large window on the front elevation with a radiator positioned beneath. The living flame gas fire (with back boiler) and surround forms the focal point of the room and there is a door to the inner hall.

Kitchen / Diner 18'3" (5.56m) x 9'6" (2.9m)

The kitchen is fitted with laminate wall & base units, laminate worktops, tiled splashbacks and a freestanding electric cooker. There is a space ready plumbed for a washing machine and a space for an undercounter fridge. Single bowl stainless steel sink with a mixer tap and a window above overlooking the rear garden. There is a glazed composite external door on the side elevation and vinyl flooring for ease of cleaning.

The dining area is carpeted, has a radiator, and plenty of room for a dining table and chairs plus additional furniture.

Inner Hall 2'10" (0.86m) x 9'6" (2.9m)

The inner hall is carpeted and has doors into both bedrooms and the bathroom. The loft access hatch is located here too.

Master Bedroom 11'10" (3.61m) x 8'6" (2.59m)

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

2nd Bedroom 9'1" (2.77m) x 11'8" (3.56m)

The 2nd bedroom is carpeted and also has a window on the rear elevation with a radiator positioned beneath.

Bathroom 9'1" (2.77m) Max x 6'3" (1.91m)

The bathroom is mainly tiled and is fitted with a white 3 piece suite comprising of:- wc, pedestal wash basin, and a panelled bath with an electric shower over and a glass shower screen. There are windows with obscure glazing high up on the side elevation, a radiator, and vinyl flooring. Door to the storage cupboard.

Storage Cupboard in bathroom (not included in floor area)

3'3" (0.99m) x 2'9" (0.84m)

Located in the bathroom it has a shelving for towel storage etc. and is the perfect place for your vacuum cleaner.

General Information

Freehold - The gas fire in the lounge has a back boiler
Council Tax Band C - Water Meter - EPC Rating D

