



## Lea Gate

Harwood Bolton    2 Bedrooms

- **\*\* NO UPWARD CHAIN \*\***
- WALKING DISTANCE TO HARWOOD CENTRE
- PARTIAL LOFT CONVERSION INTO STUDY AND A WALK IN WARDROBE
- CONSERVATORY
- NEW BOILER INSTALLED OCT 2021
- LOW MAINTENANCE REAR GARDEN
- GARDEN BUILDING/WORKSHOP
- GCH, UPVC DG, ALARM, EPC D

**Offers Over £210,000**



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**Entrance 4'1" (1.24m) x 2'11" (0.89m)**

A glazed composite door welcomes you into the property. There is laminate flooring and a glazed door into the hall.

**Hall 4'1" (1.24m) x 17'6" (5.33m) Irregular Shape**

The hall has laminate flooring, a radiator and doors into the lounge, kitchen, both bedrooms, the bathroom and the storage cupboard.

**Lounge 10'8" (3.25m) Max x 12'5" (3.78m)**

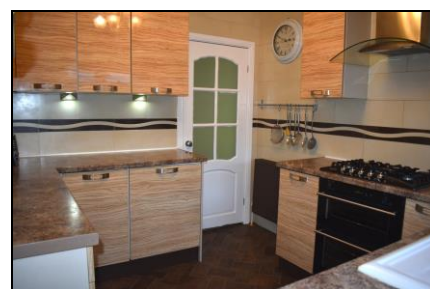
The lounge is carpeted and has two windows on the side elevation. There is a hole in the wall style gas fire and surround, a radiator and glazed double doors into the conservatory.

**Conservatory 12'9" (3.89m) Max x 10'0" (3.05m) Max**

The conservatory is a nice addition to the property. It has a tiled roof, is carpeted and has two radiators enabling it to be used all year round. It is accessed from the lounge and French doors give access into the rear garden.

**Kitchen 8'10" (2.69m) x 9'9" (2.97m)**

The kitchen is fully tiled and is fitted with a range of laminate wall & base units with laminate worktops and tiled splashbacks. Built under Stoves gas double oven and a built in Rangemaster gas hob with a stainless steel and glass extractor above. Integrated fridge and an integrated washing machine. Bowl and a half ceramic sink with a lever operated mixer tap and a window above overlooking the rear garden. There is a glazed stable door on the rear elevation, a radiator and vinyl flooring.

**Master Bedroom 10'8" (3.25m) Max x 12'4" (3.76m)**

The master bedroom is carpeted, has a window on the front elevation with a radiator positioned beneath and stairs up to the study area and walk in wardrobe.

**2nd Bedroom 10'1" (3.07m) x 10'11" (3.33m)**

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

**Bathroom 6'2" (1.88m) x 9'2" (2.79m)**

The bathroom is fully tiled and is fitted with a white 3 piece suite comprising of:- wc, a wash basin on a vanity unit, and a bath with a bath/shower mixer tap and an electric shower over with a glass shower screen. It is carpeted, has a window with obscure glazing on the rear elevation and a radiator.

**Storage Cupboard (not included in floor area) 4'3" (1.3m) x 3'9" (1.14m)**

The storage cupboard is fitted with laminate kitchen units and worktop. There is a radiator and composite flooring.

**Study Area - via stairs from the master bedroom 7'5" (2.26m) Max x 7'9" (2.36m)**

It is carpeted, has a window on the side elevation, a radiator and a door into the walk in wardrobe.

**Walk In Wardrobe - via stairs from master bedroom 6'4" (1.93m) x 7'9" (2.36m)**

Is carpeted, has a radiator and plenty of clothes rails on both sides of the room.

**Loft Storage Area (not included in floor area) 12'1" (3.68m) x 7'9" (2.36m)**

The loft access hatch is located in the hall and has a folding wooden loft ladder. There is a light and it is partially boarded. There is plenty of shelving for storage and the combi boiler is located here

**Garden Building/Workshop**

Is divided into two parts with a separate door to each. The utility area is fitted with laminate kitchen wall and base units and has spaces for a dryer and a tall freezer. The workshop comes with the workbenches and shelving.

**Parking -** Parking is roadside in surrounding streets.

Freehold (originally leasehold they bought the freehold)  
New combi boiler Oct'21 in loft  
Water Rates  
Council Tax Band C  
EPC Rating D

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