



## Shalfleet Close

Harwood Bolton 1 Bedroom

- **\*\*\* NO UPWARD CHAIN \*\*\***
- **INCLUDES SERVICE CHARGE PAID FOR 1 YEAR**
- **NOT OVERLOOKED AT THE REAR**
- TREES AND HILLSIDE VIEWS
- LOUNGE/DINER
- WALKING DISTANCE TO HARWOOD CENTRE
- EXCLUSIVELY FOR PEOPLE AGED 55 AND OVER
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D

**Price £155,000**



125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ

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**\*\* NO UPWARD CHAIN & NOT OVERLOOKED AT THE REAR \*\***

Fantastic location with trees and hillside views to the rear.

Walking distance to Harwood shopping centre.

Development for over 55's managed by Anchor.



### **Entrance Hall 3'6" (1.07m) x 8'0" (2.44m)**

A glazed composite door welcomes you into the property.

The hall has tiled flooring and doors into all rooms and the storage cupboard. The loft access hatch is located here.

### **Lounge/Diner 9'11" (3.02m) x 13'5" (4.09m)**

Is carpeted, has a window on the front elevation with a radiator positioned beneath and a living flame gas fire and surround.

### **Kitchen 5'7" (1.70m) x 9'10" (3.00m)**

The kitchen is fitted with a range of laminate wall & base units and worktops with tiled splashbacks. Free standing electric cooker, a space ready plumbed for a washing machine and a space for a fridge/freezer. Single bowl stainless steel sink with a window above on the front elevation. There is a radiator and tiled flooring.



### **Bedroom 9'11" (3.02m) x 10'10" (3.30m)**

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

### **Wet Room 5'4" (1.63m) x 6'10" (1.83m)**

The wet room is fully tiled and is fitted with a white WC and a wall hung wash basin. The shower area is gated and is fitted with an electric shower and a fold up wall mounted shower seat. There is a mirrored bathroom cabinet, a radiator and a window with obscure glazing on the side elevation.



### **Storage Cupboard 2'5" (0.74m) x 2'7" (0.79m)**

Has shelves, houses the combi boiler and is the perfect place for your vacuum cleaner etc.

### **General Information**

Freehold - Service Charge £165.17 monthly - Council Tax Band B

Combi boiler located in the storage cupboard - Water Meter

EPC Rating D



### **Development Information**

All residents must be 55 years old or above.

There is a service charge of £165.17 payable monthly to Anchor Trust who manage the development. The service charge covers maintenance to the fabric of the bungalow, building insurance, maintenance of garden areas including fencing, window cleaning, and the Anchorcall emergency call system.



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