



Lea Gate Close Harwood Bolton 1 Bedroom

- ***** NO UPWARD CHAIN *****
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO HARWOOD CENTRE
- THROUGH LOUNGE/DINER
- MODERN SHOWER ROOM
- LOFT ROOM
- VERY SUNNY REAR GARDEN
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC C

Price £220,000



**** NO UPWARD CHAIN ****

Perfect location being within walking distance to Harwood centre. It has a through lounge/diner, a modern shower room, a loft room and a very sunny rear garden.

Entrance Hall 6'5" (1.96m) x 4'8" (1.42m)

A glazed UPVC door welcomes you into the property. The hall is carpeted, has a window with obscure glazing on the front elevation, a radiator, wardrobes/storage for guests coats etc. and a glazed door into the lounge.



Lounge 11'6" (3.51m) Max x 15'9" (4.8m) Into Bay

The lounge is carpeted and has a half bay window on the front elevation with a radiator positioned beneath. There is an electric fire and surround, another radiator and an arch through into the dining area.



Dining 8'6" (2.59m) x 12'2" (3.71m)

Is carpeted, has a French door giving access into the rear garden, a radiator and a door to the inner hall.

Inner Hall 10'8" (3.25m) x 2'11" (0.89m)

Is an 'L' shape. It is carpeted and has doors into the bedroom, the shower room and the side porch. Open access into the kitchen and the stairs to the upper floor.

Kitchen 7'5" (2.26m) x 8'11" (2.72m)

The kitchen is fitted with cream wall & base units, laminate worktops and tiled splashbacks. Freestanding electric cooker with an integrated extractor above, cream bowl and a half coloured sink with a lever operated mixer tap and a window above on the side elevation. Vinyl flooring. There are spaces for a washing machine and a fridge/freezer. The combi boiler (new 22/09/2022) is hidden behind a corner wall unit.



Side Porch 2'11" (0.89m) x 6'2" (1.88m)

The glazed porch has a UPVC external door, cupboards for storage, a glazed timber door into the inner hall and vinyl flooring.

Bedroom 10'6" (3.2m) Including Wardrobes x 11'10" (3.61m)

The master bedroom is carpeted and has a window overlooking the rear garden with a radiator positioned beneath. There is plenty of storage in the wall to wall fitted wardrobes, cupboards, matching chest of drawers and bedside tables.



Shower Room 5'6" (1.68m) x 6'0" (1.83m)

The shower room is fully tiled and fitted with a white 3 piece suite comprising of:- wc, a wash basin on a vanity unit and a corner shower cubicle fitted with a thermostatic shower and a pull down seat. There is a chrome heated towel rail, a window with obscure glazing on the side elevation and vinyl flooring.



Loft Room 16'2" (4.93m) Including Wardrobes x 9'6" (2.9m)

Is carpeted, has a window on the side elevation with a radiator positioned beneath and wardrobes/storage at the other end. It also has a wash basin in a vanity unit.

General Information

Freehold - Combi boiler new 22/09/2022 and located in the kitchen.
Council Tax Band C - Water Meter - EPC Rating C