



31 Riding Gate

Harwood Bolton 4 or 5 Bedrooms



- ***** NO UPWARD CHAIN *****
- IMPRESSIVE PROPERTY WITH DOUBLE HEIGHT WINDOWS
- LOCATED IN THE RIDING GATE CONSERVATION AREA
- STUNNING VIEWS
- HUGE REAR GARDEN
- 4 RECEPTION ROOMS
- EN-SUITE AND UTILITY ROOM
- GCH, TIMBER & UPVC DG, CAVITY WALL INSULATION, EPC E

Council Tax Band F
Water Meter

Price £575,000



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Entrance Hall 6'10" (2.08m) Including Wardrobes x 9'7" (2.92m)

A glazed composite door welcomes you into the property. The hall has mirrored wardrobes for guest coats etc. and doors into the dining, utility and the master bedroom. There is a screen with obscure glazing, a radiator and tiled flooring.

Lower Lounge 12'10" (3.91m) x 19'10" (6.05m)

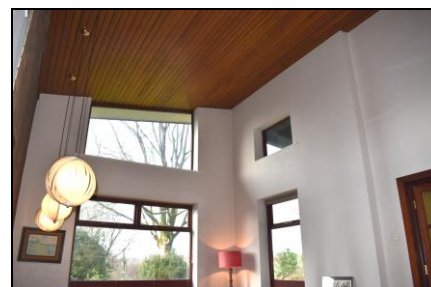
This impressive room has double height windows on 3 elevations which allow an abundance of light to enter the space. This combined with the taller ceiling creates a light filled living area. It is carpeted, has two radiators and the brick feature wall houses the log burner style electric fire.

**Dining Area 13'9" (4.19m) x 10'0" (3.05m)**

Again has plenty of natural light, a high ceiling and room for a dining table and chairs plus additional furniture. A sliding patio door on the rear elevation gives access onto the patio. There are two radiators and it is carpeted.

**Kitchen 14'9" (4.5m) x 10'0" (3.05m)**

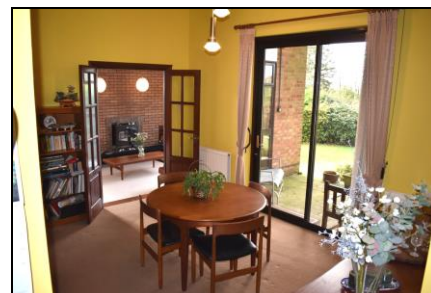
Is fitted with a range of laminate units and worktops with tiled splashbacks. De Dietrich double electric oven in a housing unit and a De Dietrich induction hob with an extractor above. There is an integrated fridge and a space for an integrated dishwasher. Double bowl stainless steel sink with a mixer tap and a window above on the rear elevation. Tiled flooring for ease of cleaning.

**Upper Lounge 10'6" (3.2m) x 20'3" (6.17m)**

Is carpeted and has a large picture window to admire the view. There are French doors leading onto the patio, two radiators and a door into the office.

Office/Bed 5 14'1" (4.29m) x 9'5" (2.87m) The office is carpeted and has a window on the rear elevation with a radiator positioned beneath.

Utility Room 7'6" (2.29m) x 8'0" (2.44m) Is fitted with wooden wall & base units and a laminate worktop. Single bowl stainless steel sink with mixer tap and a window above on the front elevation. There is a space for a washing machine, a space for a dryer, a radiator and tiled flooring. The combi boiler is sited here.

**Master Bedroom 12'10" (3.91m) Including Wardrobes x 11'0" (3.35m) Including Wardrobes**

The master bedroom has vinyl flooring, a window on the rear elevation and a radiator. There is plenty of storage in the fitted wardrobes and cupboards above the bed. There are matching bedside tables and chests of drawers.

En-Suite To Master 6'0" (1.83m) x 7'11" (2.41m)

Is fitted with a 4 piece suite comprising of:- wc, pedestal wash basin, a bidet and a corner shower cubicle fitted with a thermostatic shower. It is half tiled and has a window with obscure glazing high up on the side elevation. There is a radiator and tiled flooring. The loft access hatch is located here. The loft has a pull down ladder, a light and is partially boarded.

Shower Room 5'11" (1.8m) x 8'9" (2.67m) Modern shower room with a walk in thermostatic shower and glass shower screens. It is fitted with a white wash basin on a wall hung vanity unit with an illuminated mirror above and a wall hung back to wall WC. It is mainly tiled and there is a window with obscure glazing high up on the side elevation. There is a chrome mirror heated towel rail and tiled flooring.

**2nd Bedroom 10'0" (3.05m) x 8'3" (2.51m) to Wardrobe**

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

3rd Bedroom 7'0" (2.13m) x 8'3" (2.51m) to Wardrobe Is carpeted, has a window on the front elevation with a radiator positioned beneath and built in wardrobes.

4th Bedroom 7'2" (2.18m) x 8'3" (2.51m) to Wardrobe Is carpeted, has a window on the front elevation with a radiator positioned beneath and built in wardrobes.

Both the house and the garden extension are Freehold. There will be an overage clause regarding the garden extension (bottom lawn) i.e. in addition to the purchase price the buyer will pay more when and if planning permission for building houses is ever granted on the land.

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