



Lea Gate Close

Harwood Bolton 3 Bedrooms

- ***** NO UPWARD CHAIN *****
- NOT OVERLOOKED AT THE REAR
- BACKS ONTO WOODLAND AND A BROOK
- EXTENDED PROPERTY
- WHITE HIGH GLOSS KITCHEN UNITS
- GUEST WC
- 4 PIECE BATHROOM
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D



Price £280,000

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Entrance Porch 5'9" (1.75m) x 2'9" (0.84m)

A glazed entrance porch welcomes you to the property. It is carpeted and has a glazed UPVC door into the hall.

Hall 6'7" (2.01m) max x 15'3" (4.65m) max

Has doors into the lounge, dining room, kitchen and the store room. It is carpeted, has a radiator and the stairs to the upper floor.

Lounge 12'1" (3.68m) max x 13'6" (4.11m)

The lounge has a half bay window on the front elevation with a radiator positioned beneath. It is carpeted and has a gas living flame fire and surround.

Dining Room 11'3" (3.43m) max x 11'6" (3.51m)

Is carpeted and has a window on the rear elevation with a radiator positioned beneath.

Kitchen 13'4" (4.06m) x 7'5" (2.26m)

The kitchen is fitted with white high gloss units and grey laminate worktops with tiled splashbacks. Neff induction hob with an extractor above and a Neff double oven in a housing unit. Integrated dishwasher, a space for a tall fridge/freezer and a space ready plumbed for a washing machine. Bowl and a half stainless steel sink with a lever operated mixer tap and a window above overlooking the rear garden. There is a door to the guest WC, a glazed external door on the side elevation and composite flooring.

Breakfast Area (in kitchen) 7'5" (2.26m) x 8'3" (2.51m)

The breakfast area has a window on the side elevation with a radiator positioned beneath and room for a table and chairs.

Guest WC 4'4" (1.32m) x 4'2" (1.27m)

Is fitted with a coloured WC and a pedestal wash basin. There is a window with obscure glazing on the side elevation, a radiator and composite flooring.

Storage Cupboard 3'6" (1.07m) x 2'8" (0.81m)

Is located in the hall. It houses the combi boiler and is the perfect place for your vacuum, ironing board etc.

Landing 3'10" (1.17m) x 5'8" (1.73m)

The landing has doors into all bedrooms and the bathroom. It is carpeted, has a window on the side elevation and the loft access hatch is located here too.

Master Bedroom 11'3" (3.43m) incl wardrobes x 13'7" (4.14m)

The master bedroom has a half bay window on the front elevation with a radiator positioned beneath. It is carpeted and has plenty of storage in the fitted wardrobes.

2nd Bedroom 11'3" (3.43m) max x 11'6" (3.51m)

This double bedroom is carpeted, has a window on the rear elevation with a radiator positioned beneath and stunning garden views.

3rd Bedroom 7'6" (2.29m) max x 9'1" (2.77m) max

This single bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath.

Bathroom 7'6" (2.29m) x 8'3" (2.51m)

Is mainly tiled and is fitted with a white 4 piece suite comprising of:- WC, a wash basin in a vanity unit, a bath and a low profile corner shower cubicle fitted with an electric shower and a pull down shower seat. It is carpeted, has a window with obscure glazing on the rear elevation, a radiator and another window with obscure glazing on the side elevation.



Freehold
Combi boiler in storage cupboard
Water Rates
Council Tax Band C
EPC Rating D