



Links Road

Harwood Bolton 3 Bedrooms

- ***** NO UPWARD CHAIN *****
- GOOD SIZE LOUNGE
- GROUND FLOOR BEDROOM
- SHOWER ROOM
- NEEDS SOME UPDATING
- GCH, UPVC DG, CAVITY WALL INSULATION
- EPC RATING E

Price £175,000



125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ

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**** NO UPWARD CHAIN ****

This dormer bungalow has a good size lounge, a ground floor bedroom and shower room and 2 bedrooms on the first floor. Off road parking.

It does require some modernisation to maximise its potential.

Entrance Hall 4'10" (1.47m) x 3'2" (0.97m)

A glazed entrance door welcomes you into the property.

The hall is carpeted, has a radiator, a door into the lounge and the stairs to the upper floor.



Lounge 14'8" (4.47m) Max x 13'6" (4.11m) Max

The lounge is carpeted and has a bay window on the front elevation making it nice and bright. There is a gas fire and surround, a radiator and a door to the inner hall. The gas fire has a back boiler.

Inner Hall 2'8" (0.81m) x 6'1" (1.85m)

The inner hall is carpeted and has open access into the kitchen and doors into the master bedroom, the lounge and the shower room.



Kitchen 8'8" (2.64m) x 8'0" (2.44m)

Is fully tiled and is fitted with a range of wooden wall & base units and laminate worktops. Single electric oven in a housing unit and a ceramic hob. There are spaces for a freezer with a fridge above and a space ready plumbed for a washing machine. Bowl and a half coloured composite sink with a mixer tap and a window above on the rear elevation. There is a radiator, a glazed external door on the side elevation and vinyl flooring.



Master Bedroom - Ground Floor 8'5" (2.57m) x 14'6" (4.42m)

The master bedroom is carpeted, has a window on the rear elevation, a radiator and a door to the under stairs storage cupboard.

Shower Room 5'6" (1.68m) x 6'2" (1.88m)

Is fully tiled and fitted with a coloured 3 piece suite comprising of:- wc, pedestal wash basin and a shower cubicle fitted with a thermostatic shower and wet wall. There is a window with obscure glazing on the side elevation, a heated towel rail, and vinyl flooring.



Landing 8'0" (2.44m) x 3'0" (0.91m)

The landing is carpeted and has doors into the 2nd and 3rd bedrooms and a door giving access into the eaves.

2nd Bedroom 7'7" (2.31m) x 11'11" (3.63m) Including Wardrobes

The 2nd bedroom is carpeted and has a window on the front elevation, a radiator and plenty of storage in the fitted wardrobes.

3rd Bedroom 6'10" (2.08m) Max x 13'0" (3.96m) Max

This bedroom is carpeted, has a window on the side elevation with a radiator positioned beneath and sliding wardrobes/shelving. There are also cupboards housing the water tanks.



General Information

Leasehold - Ground Rent £7 pa - Lease is 1000 years from 1958 with 933 years remaining - The gas fire in the lounge has a back boiler.

Water Rates - Council Tax Band B - EPC Rating E

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