



Brookside Close Bradshaw Bolton 3 Bedrooms

- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO HARWOOD CENTRE
- LOVELY FAMILY HOME
- SPACIOUS ROOMS
- DOUBLE TANDEM GARAGE
- GCH, ALUMINIUM DG, ALARM, EPC D

Price £275,000



125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ

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Entrance Porch 7'5" (2.26m) x 2'3" (0.69m)

A glazed UPVC door with sidelights welcomes you into the property. It has quarry tiled flooring and an obscure glazed timber door with with stained glass sidelights into the hall.

Hall 7'5" (2.26m) Max x 12'11" (3.94m)

The spacious hall has laminate flooring and doors into the lounge and the kitchen. There is a window on the side elevation, a radiator and the stairs to the upper floor.

Lounge 12'4" (3.76m) Max x 14'5" (4.39m)

The lounge is carpeted and has a large window on the front elevation making it nice and bright. There is an electric fire and surround, a radiator and timber bi-fold doors into the dining room.

Dining Room 11'4" (3.45m) x 11'9" (3.58m)

The dining room is carpeted and has room for a dining table and chairs plus additional furniture. There is a large window on the rear elevation, a radiator and a door into the kitchen.

Kitchen 8'5" (2.57m) x 11'1" (3.38m)

The kitchen is fitted with a range of wooden wall & base units with laminate worktops and tiled splashbacks. Free standing Stoves gas cooker with a stainless steel extractor above. There is a space ready plumbed for a washing machine, a space for a dishwasher and a space for a tall fridge/freezer in the under stairs storage cupboard. Bowl and a half stainless steel sink with a mixer tap and a window above overlooking the rear garden. There is composite flooring a door into the hall and a glazed external door on the side elevation.

Landing 5'0" (1.52m) x 11'6" (3.51m)

The landing is spacious, carpeted, and has doors into all bedrooms, the bathroom and the separate WC. There is a window on the side elevation with obscure glazing, and the loft access hatch is located here. The loft has a pull down ladder and a light.

Master Bedroom 11'5" (3.48m) Max x 14'5" (4.39m)

The master bedroom has a large window on the front elevation with a radiator positioned beneath and laminate flooring.

2nd Bedroom 11'5" (3.48m) x 11'10" (3.61m)

This double bedroom has a window on the rear elevation with a radiator positioned beneath and laminate flooring.

3rd Bedroom 8'6" (2.59m) x 9'0" (2.74m)

Is a good size single bedroom with a window on the front elevation, a radiator and laminate flooring.

Bathroom 8'6" (2.59m) x 5'6" (1.68m)

The bathroom is fully tiled and is fitted with a white 3 piece suite comprising of:- a bath, a wash basin in a vanity unit and a shower cubicle fitted with a thermostatic shower. There is a window with obscure glazing on the rear elevation, a radiator, and vinyl tile flooring.

Separate WC 5'0" (1.52m) x 2'9" (0.84m)

The WC is half tiled, has a window with obscure glazing on the side elevation and composite flooring.

Garage (not included in floor area) 12'0" (3.66m) x 23'9" (7.24m)

The tandem double garage has an electric up and over garage door, power and lighting.



Freehold
Council Tax Band C
Water Meter
Combi boiler is located in the
sub floor void which is
accessed from the kitchen

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