



Heathfield Harwood Bolton



- ***** NO UPWARD CHAIN *****
- 2 RECEPTION ROOMS
- 2 DOUBLE BEDROOMS AT THE FRONT OF THE PROPERTY
- GOOD SIZE LOUNGE WITH FRENCH DOORS
- MODERN SHOWER ROOM
- SUNNY REAR GARDEN
- DETACHED SINGLE GARAGE WITH POWER & LIGHTING
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D

Price £300,000



**** NO UPWARD CHAIN ****

Detached true bungalow with 2 double bedrooms to the front and the living to the rear. 2 Reception rooms and a modern shower room.

Detached single garage and a sunny rear garden. The property was originally built with 3 bedrooms but has since been altered internally.

Entrance Hall 7'9" (2.36m) x 7'9" (2.36m)

A glazed composite door welcomes you into the property.

The hall is carpeted, has a window with obscure glazing, a radiator and a glazed door into the inner hall.



Inner Hall 2'11" (0.89m) x 11'7" (3.53m)

The inner hall is carpeted and has doors into the kitchen, dining room, master bedroom and the shower room. The loft access hatch is located here too. The loft has a pull down ladder, a light, and is partially boarded.

Lounge 12'2" (3.71m) x 13'9" (4.19m)

The lounge is nice and bright with French Doors opening out into the rear garden. It is carpeted, has a radiator and the electric fire and surround forms the focal point of the room.



Dining 12'2" (3.71m) x 10'5" (3.18m)

The dining room is carpeted and has room for a dining table and chairs plus additional furniture. There is a window on the side elevation with a radiator positioned beneath, a door to the 2nd bedroom and glazed double doors into the lounge.



Kitchen 11'0" (3.35m) x 9'10" (3.00m)

Is fitted with a range of laminate units and worktops with tiled splashbacks. There is a gas oven and grill in a housing unit, a gas hob with extractor above, a space ready plumbed for a washing machine, a space for a tall fridge/freezer and a space for a slimline dishwasher. Bowl and a half stainless steel sink with a swan neck lever operated mixer tap and a window above overlooking the rear garden. The combi boiler (2012) is in the corner and there is a radiator and vinyl flooring.



Master Bedroom 13'3" (4.04m) x 11'0" (3.35m)

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

2nd Bedroom 10'1" (3.07m) x 11'0" (3.35m)

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



Shower Room 7'9" (2.36m) x 5'11" (1.80m)

The shower room is fully tiled and fitted with a white 3 piece suite comprising of:- WC with a folding grab rail, a wash basin on a vanity unit and a low profile shower cubicle fitted with wet wall, a thermostatic shower and a pull down wall mounted shower seat. There is a chrome heated towel rail, a window with obscure glazing on the side elevation and tiled flooring.



General Information

Freehold (they bought the freehold) - Council Tax Band D

Combi boiler (2012) located in the kitchen - Water Meter

EPC Rating D

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