



Seaford Road

Bradshaw Bolton 3 Bedrooms

- ***** NO UPWARD CHAIN *****
- KITCHEN/DINER
- OPEN ACCESS BETWEEN LOUNGE & DINING
- FITTED SLIDING WARDROBES TO MASTER
- BEAUTIFUL MODERN BATHROOM
- GCH, UPVC DG, EPC RATING D

Price £250,000



**** NO UPWARD CHAIN ****

Family home with modern kitchen/diner and open access into the lounge.
Beautiful bathroom and fitted sliding wardrobes to the master.
Gardens front & rear.

Entrance Hall 5'11" (1.8m) Max x 11'3" (3.43m)

A glazed UPVC door with sidelights welcomes you into the property.
The hall is carpeted, has a radiator, a storage cupboard and doors into the lounge and the kitchen. Stairs to the upper floor.



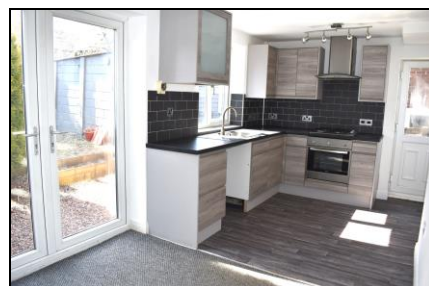
Lounge - open access into dining 11'6" (3.51m) Max x 12'7" (3.84m)

The lounge is carpeted and has a large window on the front elevation.
There is a living flame gas fire and a radiator.



Kitchen / Diner - open access into the lounge 17'9" (5.41m) x 7'9" (2.36m)

Wood effect handleless laminate wall & base units with black laminate worktops and tiled splashbacks. Built in gas hob with a stainless steel extractor above and a built under single electric oven. Space ready plumbed for a washing machine. Single bowl stainless steel sink with a lever operated mixer tap and a window above overlooking the rear garden. Space for a tall fridge/freezer in the under stairs storage cupboard. There is a glazed UPVC external door on the side elevation and vinyl flooring. The dining area is carpeted and has space for a dining table and chairs. There is a radiator and French doors open out into the rear garden.



Landing 3'6" (1.07m) x 6'9" (2.06m)

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 10'9" (3.28m) Max x 11'1" (3.38m) Including Wardrobes

The master bedroom is a good size and has a window on the front elevation with a radiator positioned beneath. It is carpeted and has sliding fitted wardrobes and a matching storage unit.

2nd Bedroom 9'1" (2.77m) x 9'9" (2.97m)

This double bedroom is carpeted, has a window on the rear elevation with a radiator positioned beneath and a door to a built in wardrobe.

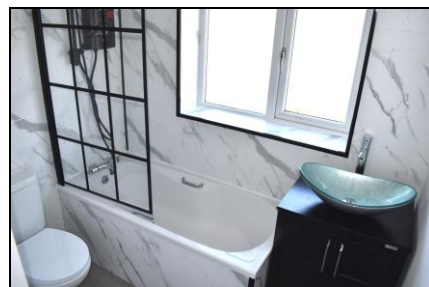


3rd Bedroom 6'11" (2.11m) x 6'10" (2.08m)

The 3rd bedroom is carpeted and also has a window on the rear elevation with a radiator positioned beneath and a built in wardrobe and drawers.

Bathroom 6'11" (2.11m) Max x 6'11" (2.11m) Max

A nice modern bathroom mainly fitted with wet wall and a 3 piece suite comprising of:- wc, wash basin on a vanity unit and a bath with a bath/shower mixer tap and also an electric shower and glass shower screen. There is a window with obscure glazing on the front elevation, a cupboard with one half housing the combi boiler and shelving for towel storage etc. in the other, a radiator and laminate flooring.



General Information

Leasehold - Lease is 999 years from 01/04/1960 with 934 years remaining
Ground Rent £8 pa - Combi boiler located in the bathroom
Water Rates - Council Tax Band C - EPC Rating D

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