



Davenport Fold Road Harwood Bolton BL2 4HA

- 3 RECEPTION ROOMS
- 3 DOUBLE BEDROOMS
- KITCHEN/DINER
- BEAUTIFUL REAR GARDEN
- ATTACHED SINGLE GARAGE
- GCH, UPVC DG, EPC RATING E

Price £310,000



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Entrance Porch 4'1" (1.24m) x 11'0" (3.35m) A nice glazed porch with a white glazed UPVC door welcoming you into the property. It has practical entrance matting a door into the garage and a glazed door into the lounge.

Lounge 14'6" (4.42m) Max x 17'0" (5.18m) Max The family lounge has a large window on the front elevation making it nice and bright and the living flame gas fire and surround forms the focal point of the room. It is carpeted, has two radiators, a door to the inner hall and the stairs to the upper floor.

Kitchen/Diner 9'11" (3.02m) x 13'9" (4.19m)

Is fitted with maple effect wall & base units with black laminate worktops and tiled splashbacks. Built under single electric oven and a built in gas hob with a stainless steel extractor above. There is an integrated fridge and a space for an undercounter freezer. 2.5 bowl stainless steel sink with a mixer tap and windows above on the side elevation. There is a radiator, tiled flooring and a glazed external door to the side porch.

Dining Room 11'0" (3.35m) x 12'9" (3.89m) Is carpeted and has plenty of room for a dining table and chairs plus additional furniture. There is a radiator and a sliding patio door gives access onto the patio at the rear.

2nd Reception Room 13'6" (4.11m) x 9'0" (2.74m) Is carpeted and has a large window on the rear elevation with a radiator positioned beneath.

Inner Hall 6'11" (2.11m) x 3'4" (1.02m)

The inner hall is carpeted and has doors into the lounge, dining room, 2nd reception room, the guest WC and the kitchen/diner.

Guest WC 6'0" (1.83m) x 3'0" (0.91m)

Is fitted with a white WC and has a window with obscure glazing on the side elevation and vinyl flooring.

Side Porch (not included in floor area) 3'8" (1.12m) x 7'10" (2.39m)

The glazed porch has a glazed UPVC door and is ready plumbed for a washing machine.

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

The landing is carpeted and has doors to the master bedroom and the corridor.

Corridor 14'2" (4.32m) x 3'2" (0.97m)

Is carpeted and has doors into the 2nd and 3rd bedrooms and the bathroom.

Master Bedroom 11'0" (3.35m) x 12'8" (3.86m) The master bedroom is carpeted, has a window on the rear elevation with a radiator positioned beneath and fantastic views of the rear garden. The loft access hatch is located here.

2nd Bedroom 12'3" (3.73m) x 10'3" (3.12m) Is carpeted and has a window on the front elevation with a radiator positioned beneath.

3rd Bedroom 8'3" (2.51m) x 14'11" (4.55m)

Is another double bedroom. It is carpeted and has a window on the side elevation with a radiator positioned beneath and hillside views.

Bathroom 6'10" (2.08m) x 11'5" (3.48m) Max

The bathroom is mainly tiled and is fitted with a white 3 piece suite comprising of:- WC, pedestal wash basin, and a bath with an electric shower over and glass shower screen. There is a window with obscure glazing on the side elevation, a radiator, and vinyl flooring.

Garage (not included in floor area) 8'0" (2.44m) x 15'7" (4.75m)

The garage has an up and over garage door, power and lighting. The combi boiler is located here.



Freehold
Land subject to a perpetual
yearly rentcharge of £10
Combi boiler in garage
Council Tax Band C
Water Meter