



Down Green Road Harwood Bolton 3 Bedrooms

- LARGE CORNER PLOT
- SINGLE STOREY EXTENSION
- 2 RECEPTION ROOMS PLUS DINING AREA
- LOG BURNER IN THE LOUNGE
- UTILITY ROOM & GUEST WC
- 4 PIECE WHITE BATHROOM SUITE
- DETACHED GARAGE & OFF ROAD PARKING
- GCH, UPVC DG, ALARM, CCTV, EPC D

Price £300,000



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Entrance 4'4" (1.32m) x 4'4" (1.32m)

A glazed UPVC door welcomes you into the property.
There is laminate flooring and a glazed door into the hall.

Hall 11'8" (3.56m) max x 8'4" (2.54m) max

The hall is bright and spacious and is currently used as a study area.
There is a large window on the front elevation with a radiator positioned beneath and a glazed screen with double doors into the lounge.
It has laminate flooring and the stairs to the upper floor.

Lounge 10'3" (3.12m) max x 19'8" (5.99m)

The lounge has a log burner, French doors opening into the rear garden, a vertical radiator, laminate flooring and open access into the dining area.

Dining 7'11" (2.41m) x 9'2" (2.79m)

The dining area has laminate flooring, a radiator, and glazed doors into the 2nd reception room and the kitchen.

2nd Reception Room 18'0" (5.49m) x 11'11" (3.63m)

Is nice and bright with dual aspect windows with radiators positioned beneath.
There is laminate flooring, a vertical radiator and a glazed door to the storage area.

Kitchen 7'11" (2.41m) x 10'10" (3.30m)

Is fitted with a range of laminate wall & base units with wood block effect laminate worktops and tiled splashbacks. Built under double electric oven and a gas hob with a stainless steel extractor above. Integrated dishwasher and a bowl and a half ceramic sink with a lever operated swan neck mixer tap and a window above on the side elevation. There is a radiator, composite flooring and open access into the utility room.

Utility Room 9'0" (2.74m) x 9'0" (2.74m)

The utility has the same units and worktops as in the kitchen and a single bowl stainless steel sink with a lever operated mixer tap and a window above on the side elevation. Spaces for a large American style fridge/freezer, a washing machine, a dryer and a wine cooler. There is a chrome heated towel rail, composite flooring and a glazed UPVC external door with sidelights.

Storage Area 2'8" (0.81m) x 4'3" (1.30m) Has composite flooring and a door to the guest WC. A loft access hatch is located here. The loft has a pull down ladder, a light and plug sockets. The Worcester combi boiler is located here - new 2019.

Guest WC 6'0" (1.83m) x 4'3" (1.30m) Is half tiled and fitted with a white WC and semi pedestal wash basin. There is a window with obscure glazing on the side elevation, a chrome heated towel rail and composite flooring.

Landing 2'8" (0.81m) x 14'4" (4.37m) The landing has doors into all bedrooms, the bathroom and the storage cupboard. It is carpeted, has a window on the front elevation and a loft access hatch which is redundant.

Master Bedroom 10'2" (3.10m) incl robes x 12'3" (3.73m)

The master bedroom is carpeted and has fitted wardrobes on both sides of the room incorporating bedside tables, drawers and a dressing table.
There is a window on the rear elevation with a radiator positioned beneath, and a door to a built in storage cupboard.

2nd Bedroom 10'2" (3.10m) x 9'0" (2.74m)

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

3rd Bedroom 8'3" (2.51m) x 9'2" (2.79m) Good size single bedroom is carpeted and has windows on the rear and side elevations. The loft access hatch is located here. The loft has a pull down ladder, a light, plug sockets and a rooflight window.

Bathroom 5'2" (1.57m) x 8'6" (2.59m) The bathroom is fully tiled, has LVT click flooring with under floorheating and is fitted with a white 4 piece suite comprising of:- WC, a wash basin on a vanity unit, a roll top bath with freestanding bath filler & shower handset and a corner shower cubicle fitted with a thermostatic shower.



Leasehold – Ground Rent £22pa
Lease 999 years from 10/07/1972
with 946 years remaining.
Combi boiler located in the
storage area loft – new 2019.
Water Rates - Council Tax Band D