



Ruins Lane

Harwood Bolton

2 Bedrooms



- ***** NO UPWARD CHAIN *****
- EXTENDED PROPERTY
- LOUNGE/DINER
- SHOWER ROOM
- NEEDS SOME UPDATING
- GCH, UPVC DG, CAVITY WALL INSULATION, ALARM
- EPC RATING D

Price £235,000



125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ

Tel: 01204 593500 | Email: sales@whittakersestateagents.co.uk

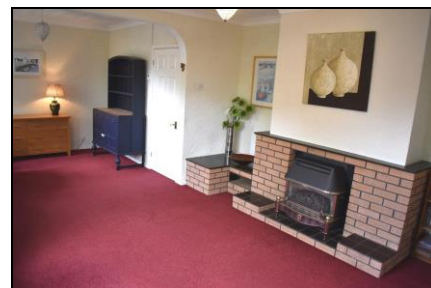
<https://www.whittakersestateagents.co.uk>

**** NO UPWARD CHAIN ****

Extended true bungalow with a lounge/diner, shower room and manageable gardens. Off road parking. Bus stops nearby.
Some modernisation is required.

Entrance Porch 5'8" (1.73m) x 4'3" (1.3m)

A nice glazed porch with a white glazed UPVC door welcoming you into the property. It has tiled flooring and a glazed timber door into the lounge.



Lounge Area 13'5" (4.09m) x 12'5" (3.78m)

The lounge is carpeted and has a large window on the front elevation with a radiator positioned beneath. There is feature brick fireplace with a gas fire (not connected).

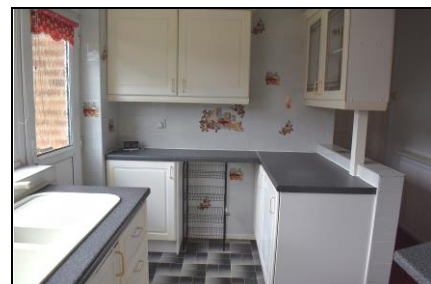


Dining Area 9'3" (2.82m) x 10'5" (3.18m)

Has a window on the front elevation with a radiator positioned beneath. It is carpeted and has a door to the inner hall.

Kitchen 12'0" (3.66m) x 6'9" (2.06m)

The kitchen is fully tiled and fitted with a range of laminate wall & base units and granite effect laminate worktops. Built under electric oven and a built in gas hob (not connected) with an extractor above. There is an integrated fridge, integrated freezer and a space for a washing machine. Bowl and a half cream sink with a mixer tap and a window above overlooking the rear garden. There is a glazed UPVC door on the rear elevation and tiled flooring.



Inner Hall / Corridor 16'0" (4.88m) Irregular Shape x 3'3" (0.99m)

Is carpeted, has a radiator and doors into both bedrooms.
The loft access hatch is located here.
The loft has a pull down ladder, a light and is partially boarded.
The combi boiler is located in the loft.

Master Bedroom 11'2" (3.4m) x 11'0" (3.35m)

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



2nd Bedroom 7'4" (2.24m) x 10'0" (3.05m)

Is carpeted and has a window on the side elevation with a radiator positioned beneath.

Shower Room 5'5" (1.65m) x 6'5" (1.96m)

Is fully tiled and fitted with a white 3 piece suite comprising of:-
WC, corner wash basin on a vanity unit and a corner shower cubicle fitted with an electric shower. There is a window with obscure glazing on the side elevation, a radiator and vinyl flooring.



Garage (not included in floor area) 8'4" (2.54m) x 17'6" (5.33m)

The garage has power and lighting.

General Information

Leasehold - Ground Rent £15 pa
Lease is 999 years from 01/11/1965 with 939 years remaining
Combi boiler is located in the loft
Water Meter
Council Tax Band D - EPC Rating D