



## Manor Gardens

Hough Fold Way Harwood Bolton BL2 3DR

- **\*\*\* NO UPWARD CHAIN \*\*\***
- GROUND FLOOR PRIME LOCATION
- DIRECT ACCESS TO COMMUNAL COURTYARD
- FRIENDLY, SAFE AND WELCOMING
- EASY WALKING DISTANCE TO HARWOOD CENTRE
- FULL OWNERSHIP WITH PETS ALLOWED
- OPTIONAL EXTRA CARE SCHEME
- CENTRAL HEATING, UPVC DG, EPC RATING C

**Price £177,000**



125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ

Tel: 01204 593500 | Email: [sales@whittakersestateagents.co.uk](mailto:sales@whittakersestateagents.co.uk)

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



**\*\* NO UPWARD CHAIN \*\***

Ground floor 2 bedroom apartment with its own patio area.

It's in a prime position looking out onto the sunny courtyard.

For people aged 55 years and over, it's safe, welcoming, friendly and pets are allowed! Comprising of a good sized lounge/diner leading into a well designed kitchen. Along with a large accessible shower room.

It is classed as "Full Ownership" being 95% owned and 5% with no rent payable.

There are also care packages available at an extra cost should anyone require them. All local amenities are within easy walking distance. Harwood Health

Centre and pharmacy are next door and Morrisons is just over the road.



**Apartment Hall 6'4" (1.93m) x 10'0" (3.05m)**

The large spacious hallway has vinyl flooring, a radiator and doors into the lounge, both bedrooms, the shower room and two storage cupboards.

**Lounge/Diner 10'4" (3.15m) x 15'5" (4.7m)**

Nice size lounge with French doors opening onto a paved patio area with access to the courtyard and the main communal lounge beyond.

There is an electric fire, a radiator, vinyl flooring and the phone entry system.

Open access to the kitchen.



**Kitchen 8'11" (2.72m) x 7'10" (2.39m)**

The well designed kitchen is fitted with Oak effect Shaker style wall and base units, grey granite effect laminate worktops and tiled splashbacks. Built in electric single oven/grill at waist height and a built in ceramic hob with a stainless steel extractor above. Single bowl stainless steel sink with a window above bringing natural light into the kitchen. There is vinyl flooring and spaces for a tall fridge/freezer, a washing machine and a slimline dishwasher.



**Master Bedroom 8'6" (2.59m) x 15'0" (4.57m)**

This double bedroom has vinyl flooring, a window looking out onto the courtyard, a radiator and a door into the shower room.

The freestanding wardrobe is included in the sale.

**2nd Bedroom 6'4" (1.93m) x 11'4" (3.45m)**

The 2nd bedroom is a single bedroom and is carpeted.

There is a radiator and a window overlooking the lawn and the courtyard.



**Shower Room 8'6" (2.59m) x 8'2" (2.49m)**

The large shower room is fitted with a white 3 piece suite comprising of:- a back to wall WC, a semi pedestal wall hung wash basin and a large low profile thermostatic shower cubicle. There is tiling where needed, an illuminated mirror above the wash basin and a mirrored cabinet for toiletries etc.

**General Information**

Manor Gardens is a safe, friendly and caring environment for all residents and visitors. There is a car park on site and the development has a secure entry system to gain access. Specifically aimed at residents aged 55 and over. Places for People are the landlords and manage the development.

The service charge for this apartment is £516.27 per month.

This includes all personal heating, lighting and power used in this apartment, together with all communal areas, buildings and grounds maintenance etc.

There is an Extra Care Scheme with on-site care staff 24hrs, 7 days a week should anyone wish to use this facility. As well as the main communal lounge, there is also a private residents lounge too. Nothing is too much trouble for the staff, and activities are arranged for the residents.

There is a lovely neighbourly, community feel, but you also have the privacy of your own home too. This is a quality development with great facilities.



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