



Tottington Road Bradshaw Bolton BL2 4BW

- ***** NO UPWARD CHAIN *****
- WALKING DISTANCE TO HARWOOD CENTRE
- 2 DOUBLE BEDROOMS
- GOOD SIZE LOUNGE
- KITCHEN/DINER
- GCH, UPVC DG, CAVITY WALL INSULATION
- EPC RATING D

Offers In The Region Of £199,000



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**** NO UPWARD CHAIN ****

2 double bedrooms and a great location
with bus stops nearby. Walking distance to Harwood centre.
Ideal first home or for someone looking to downsize.

Entrance Hall 3'10" (1.17m) x 3'9" (1.14m)

A glazed UPVC door welcomes you into the property.
There is a door into the lounge, a radiator, composite flooring
and stairs to the upper floor.



Lounge 12'0" (3.66m) Max x 13'6" (4.11m) Into Bay

The lounge has a bay window on the front elevation with a radiator
positioned beneath. There is composite flooring and a door into the
kitchen/diner.



Kitchen / Diner 15'0" (4.57m) x 9'9" (2.97m)

Is fitted with a range of cream wall & base units with wood block effect
laminate worktops and tiled splashbacks. Built in 5 burner gas hob with
a stainless steel splashback and a stainless steel extractor above.
Electric double oven in a housing unit. A space ready plumbed for a
washing machine and a space for a tall fridge/freezer.
Stainless steel bowl and a half sink with a lever operated mixer tap and a
window above overlooking the rear garden. Plus another small window on
the rear elevation. Tiled flooring.
The dining area has plenty of room for a table and chairs.
There is a radiator, a window and a UPVC external door gives access into
the rear garden. There is also a door to the understairs storage cupboard
where the combi boiler is located.



Landing 3'2" (0.97m) x 2'5" (0.74m)

The landing is carpeted and has doors to both bedrooms and the bathroom.
The loft access hatch is located here too

Master Bedroom 15'3" (4.65m) x 12'0" (3.66m)

The master bedroom has 2 windows on the front elevation, a radiator
and is carpeted.



2nd Bedroom 9'2" (2.79m) x 10'0" (3.05m)

This double bedroom is carpeted and has a window on the rear elevation
with a radiator positioned beneath.

Bathroom 5'9" (1.75m) x 7'0" (2.13m)

The bathroom is fitted with a white 3 piece suite comprising of:-
WC, pedestal wash basin & a bath with an electric shower over and
glass shower screen. Tiling where needed. There is a window with obscure
glazing on the rear elevation, a chrome heated towel rail and vinyl flooring.



General Information

Leasehold - Lease is 999 years from 09/04/1938 with 912 years remaining
Ground Rent £3.25 pa.
Combi boiler located in the understairs storage cupboard
Water Rates
Council Tax Band A
EPC Rating D