



Patterdale Road Harwood Bolton BL2 3LX

2 Bedrooms

- LOVELY CORNER PLOT
- LARGE CONSERVATORY
- FITTED WARDROBES TO BOTH BEDROOMS
- SHOWER ROOM
- NEW ROOF TO HOUSE & GARAGE 2024
- GCH, UPVC DG, ALARM, EPC D

Price £260,000



Fantastic bungalow located on a corner plot.
New roof to house & garage 2024.
Cream high gloss kitchen with integrated appliances
Good size lounge/diner and large conservatory.

Kitchen 8'0" (2.44m) x 14'0" (4.27m)

The kitchen is fitted with cream high gloss units and black laminate worktops. Built in Neff induction hob with a glass splashback and a stainless steel and glass extractor above. The gas double oven is built in a housing unit. Integrated appliances are:- fridge, freezer, dishwasher, washing machine and dryer. Composite single bowl sink with a lever operated mixer tap and a window above on the side elevation. There is a glazed door into the lounge, another window on the front elevation, tiled flooring with under floor heating and a glazed UPVC external door on the side elevation. The combi boiler is hidden away behind a wall unit which was installed 01/11/2020.



Lounge / Diner 19'11" (6.07m) x 14'0" (4.27m)

The lounge/diner is carpeted and has a large bow window on the front elevation with a radiator positioned beneath. The living flame gas fire and surround forms the focal point of the room. There are glazed doors into the conservatory and the inner hall.



Conservatory 12'1" (3.68m) x 14'6" (4.42m)

This is a brilliant addition to the property. It is a good size and has a radiator fitted enabling it to be used all year round. There is laminate flooring and French doors leading out into the rear garden.



Inner Hall 6'3" (1.91m) x 4'5" (1.35m)

The inner hall is carpeted and has doors into both bedrooms, the lounge and the shower room. The loft access hatch is located here too. The loft has a pull down ladder, a light, and is partially boarded.

Master Bedroom 11'5" (3.48m) Including Wardrobes x 10'5" (3.18m)

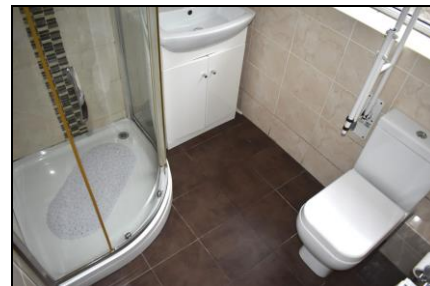
The master bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath. There is plenty of storage in the fitted wardrobes and chests of drawers. The matching headboard is also included.



2nd Bedroom 10'0" (3.05m) Including Wardrobes x 10'5" (3.18m)

The 2nd bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath.

It has fitted wardrobes, a dressing table and a shelving unit.



Shower Room 6'2" (1.88m) x 5'5" (1.65m)

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

General Information

Freehold - Combi boiler 01/11/2020 located in the kitchen

New roof to house and garage 04/11/2024

Water Meter - Council Tax Band C - EPC Rating D