



Church Meadows Harwood Bolton BL2 3PB

- ***** NO UPWARD CHAIN *****
- NOT OVERLOOKED AT THE REAR
- QUIET CUL DE SAC LOCATION
- 2ND RECEPTION ROOM
- 4 DOUBLE BEDROOMS
- EN-SUITE TO MASTER
- GUEST WC
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC E

Price £470,000



Entrance Hall 6'1" (1.85m) max x 18'4" (5.59m) max

A glazed UPVC entrance door with sidelights welcomes you into the property. The hall is carpeted, has doors into the lounge, kitchen and the guest WC. There is a radiator and the stairs to the upper floor.

Lounge - open plan to dining 12'6" (3.81m) x 19'10" (6.05m)

The spacious family lounge has a large window on the front elevation with a radiator positioned beneath. It is carpeted and has an electric fire and surround.

Dining - open plan to the lounge 10'1" (3.07m) x 13'0" (3.96m)

The dining area is nice and bright with a sliding patio door on the rear elevation. It is carpeted, has a radiator, room for a dining table and chairs plus additional furniture and a glazed door into the kitchen.

2nd Reception Room 15'0" (4.57m) x 11'4" (3.45m)

Has laminate flooring and French doors opening into the rear garden. There is a radiator and a door into the utility room.

Kitchen 8'6" (2.59m) x 13'0" (3.96m) The kitchen is half tiled and fitted with a range of laminate units and worktops. There is a free standing Cannon gas cooker with an integrated extractor above, a space for an undercounter fridge and a space for a dishwasher. Bowl and a half composite sink with a lever operated mixer tap and a window above on the rear elevation. There is laminate flooring, a radiator, glazed doors into the dining room and the hall and open access into the 2nd reception room.

Utility 15'0" (4.57m) x 5'1" (1.55m)

Is fitted with laminate wall units, base units and worktop. There is a space ready plumbed for a washing machine and spaces for further appliances. There is a door into the garage, a door into the 2nd reception room and a window and glazed external door on the side elevation. Single bowl stainless steel sink with a mixer tap and tiled splashback, a radiator and composite flooring.

Guest WC 2'6" (0.76m) x 6'1" (1.85m) Is half tiled and is fitted with a white WC and a wall hung wash basin. There is a chrome heated towel rail and tiled flooring.

Landing 12'0" (3.66m) x 3'10" (1.17m) The landing is carpeted and has doors to all bedrooms and the bathroom. There is a cupboard with a mirrored sliding door housing the hot water tank and the loft access hatch is located here too.

Master Bedroom 11'6" (3.51m) x 14'8" (4.47m)

The master bedroom is carpeted, has a window on the front elevation with a radiator positioned beneath and a door into the en-suite.

En-Suite to Master 7'3" (2.21m) max x 12'9" (3.89m) max

Is fitted with a white 3 piece suite comprising of:- WC, wash basin on a vanity unit and a shower cubicle fitted with a thermostatic shower and wet wall. There is also a Fonteyn Infrared Sauna, a window with obscure glazing on the front elevation with a radiator positioned beneath and tiled flooring.

2nd Bedroom 10'1" (3.07m) x 16'11" (5.16m) max

Located in the dormer, this bedroom is carpeted and has a window on the side elevation with a radiator positioned beneath.

3rd Bedroom 10'1" (3.07m) x 10'5" (3.18m) This bedroom has laminate flooring and a window on the rear elevation with a radiator positioned beneath.

4th Bedroom 8'9" (2.67m) x 11'7" (3.53m) This bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath.

Family Bathroom 7'0" (2.13m) x 7'3" (2.21m) The bathroom is fully tiled and is fitted with a coloured 4 piece suite comprising of:- WC, a bidet, a pedestal wash basin and a bath with a thermostatic shower over. There is a window with obscure glazing on the side elevation, a radiator, and vinyl tiled flooring.



Leasehold – Ground Rent £30pa
Lease 999 years from 25/03/1977
with 981 years remaining
Boiler located in the garage
Council Tax Band F
Water Meter - EPC rating E