



Cherry Tree Way

Bradshaw Bolton BL2 3BS 3 Bedrooms

- NOT OVERLOOKED AT THE REAR
- SINGLE STOREY EXTENSION TO LOUNGE
- GORGEOUS HIGH GLOSS KITCHEN UNITS
- BEAUTIFUL MODERN SHOWER ROOM
- EASY SIDE BY SIDE OFF ROAD PARKING
- GCH, UPVC DG, CAVITY WALL INSULATION, ALARM
- EPC RATING C

Price £280,000



125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ

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Entrance Hall 5'8" (1.73m) x 10'2" (3.1m)

A glazed composite door welcomes you into the property.

There is a door into the lounge, open access into the kitchen, a vertical radiator, tiled flooring and the stairs to the upper floor.

Lounge 11'7" (3.53m) Max x 20'0" (6.1m) Max

The extended lounge is carpeted and is a good size. There is a large window on the rear elevation, two radiators and glazed double doors into the dining room.

**Kitchen 12'9" (3.89m) x 8'3" (2.51m)**

Beautiful modern cashmere coloured high gloss wall & base units with black granite effect laminate worktops. Neff built in gas hob with a tiled splashback and stainless steel and glass extractor above. Built in a housing unit is a Neff slide & hide single electric oven with a combination oven/microwave/grill above. Spaces for a tall fridge/freezer and a washing machine. Bowl and a half stainless steel sink with a lever operated mixer tap and a window above on the front elevation.

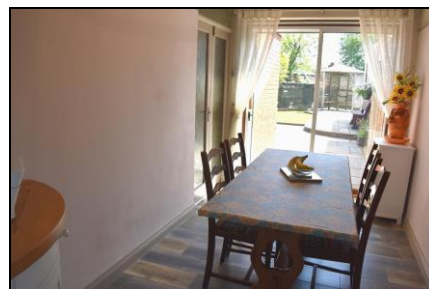
The combi boiler is hidden away behind a wall unit.

There is a radiator, tiled flooring and open access into the rear hall.

**Dining Room 7'0" (2.13m) x 12'3" (3.73m)**

Has room for a dining table 6 chairs plus additional furniture.

There is a vertical radiator, tiled flooring, glazed double doors into the lounge and a sliding patio door gives access into the rear garden.

**Rear Hall 5'0" (1.52m) x 2'11" (0.89m)**

Has tiled flooring, a glazed UPVC door on the side elevation and open access to the kitchen, dining room and understairs storage area.

Landing 5'7" (1.7m) Max x 9'1" (2.77m)

The landing has doors into all bedrooms and the shower room.

It is carpeted, has a window on the side elevation and the loft access hatch is located here too. The loft has a pull down ladder, a light, and is partially boarded.

Master Bedroom 10'3" (3.12m) Incl Wardrobes x 12'6" (3.81m) Incl Wardrobes

The master bedroom is carpeted and has a window overlooking the rear garden with a radiator positioned beneath. There is plenty of storage in the 'L' shaped fitted wardrobes, dressing table with drawers and matching bed side tables.

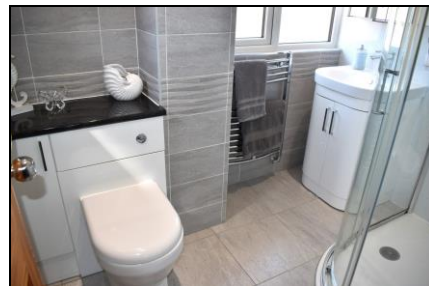
2nd Bedroom 10'10" (3.3m) Max x 11'6" (3.51m) Max This double bedroom is carpeted, has a window on the front elevation and a radiator.

3rd Bedroom 8'6" (2.59m) x 7'3" (2.21m)

The 3rd bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath.

**Shower Room 7'0" (2.13m) x 5'6" (1.68m)**

Beautiful modern shower room fitted with a white 3 piece suite comprising of:- WC in a vanity unit, a wash basin in a vanity unit and a low profile corner shower cubicle fitted with a thermostatic rain shower and shower handset. It is fully tiled and also has wet wall. There are windows with obscure glazing on the front and side elevations, a chrome heated towel rail, a radiator and tiled flooring.

**Airing Cupboard**

Located on the landing it has shelving for towel storage etc.

Garage

The detached single garage has an up and over garage door, power and lighting.

General Information

Leasehold - Lease is 999 years from 12/01/1959 with 933 years remaining

Ground Rent £8 pa - Combi boiler located in kitchen

Water Meter - Council Tax Band C - EPC Rating C

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