



Shalfleet Close

Harwood Bolton BL2 3HH 2 Bedrooms

- ***** NO UPWARD CHAIN *****
- GRADUATED LEVEL ACCESS TO FRONT DOOR
- LARGER SIZE KITCHEN
- WET ROOM
- EXCLUSIVELY FOR PEOPLE AGED 55 AND OVER
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D

Price £170,000



125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ

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**** NO UPWARD CHAIN ****

Mid bungalow in a block of 3 with level access to the front door.

Good size kitchen and a wet room.

Exclusively for people aged 55 and over.

Development managed by Anchor.



Entrance Porch 3'0" (0.91m) x 3'7" (1.09m)

A glazed composite door welcomes you into the property.

There is a window with obscure glazing, a glazed door into the lounge and it is carpeted.

Lounge 14'3" (4.34m) x 11'4" (3.45m)

A nice size lounge with a window on the front elevation and a radiator positioned beneath. It is carpeted, has an electric fire and surround and a door into the inner hall.



Inner Hall 3'9" (1.14m) x 6'0" (1.83m)

The inner hall is carpeted and has doors into the lounge, kitchen, both bedrooms, the wet room and the storage cupboard.

The loft access hatch is located here too.

Kitchen 7'10" (2.39m) x 11'10" (3.61m)

Is fitted with a range of laminate wall & base units and worktops with tiled splashbacks. Built under electric oven and a built in electric solid plate hob with an integrated extractor above.

There are spaces for a tall fridge/freezer, a washing machine, a dryer and a slimline dishwasher. Single bowl stainless steel sink with a mixer tap and a window above on the rear elevation.

Worcester combi boiler. There is vinyl flooring and a glazed UPVC external door on the rear elevation.



Master Bedroom 8'10" (2.69m) x 14'5" (4.39m)

The master bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath.

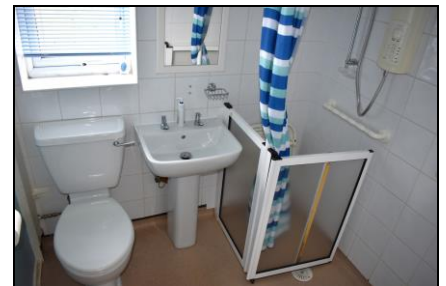
2nd Bedroom 8'10" (2.69m) x 8'8" (2.64m)

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



Wet Room 6'1" (1.85m) x 5'6" (1.68m)

The wet room is mainly tiled and is fitted with a white WC and a pedestal wash basin. The shower area is gated and is fitted with an electric shower and a fold up wall mounted shower seat. There is a radiator and a window with obscure glazing on the rear elevation.



General Information

Freehold - Service Charge £198.51 per month

Combi boiler located in the kitchen

Water Rates

Council Tax Band B

EPC Rating D

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