



Broadstone Road

Bradshaw Bolton BL2 4AW
2 Bedrooms

- ***** NO UPWARD CHAIN *****
- WALKING DISTANCE TO HARWOOD CENTRE
- HIGH GLOSS KITCHEN UNITS WITH INTEGRATED APPLIANCES
- FITTED WARDROBES TO MASTER BEDROOM
- SUNNY REAR GARDEN
- GCH, UPVC DG, EPC RATING D

Price £240,000



**** NO UPWARD CHAIN ****

Fantastic bungalow within walking distance to Harwood centre.

High gloss fitted kitchen with integrated appliances.

Fitted wardrobes to master bedroom and a sunny rear garden.

Entrance Hall 6'1" (1.85m) x 2'8" (0.81m)

A glazed UPVC door with sidelight welcomes you into the property. The hall is carpeted and has doors into the lounge and the storage cupboard.

Lounge 11'11" (3.63m) Max x 16'11" (5.16m)

The lounge is carpeted and has a large window on the front elevation making it nice and bright. There is a living flame gas fire and surround, a radiator and a door into the dining area.

Kitchen 8'9" (2.67m) x 9'9" (2.97m)

Is fitted with a range of high gloss laminate wall & base units with granite effect laminate worktops and splashbacks. Built under gas oven and grill and a built in gas hob with a stainless steel and glass extractor above. Integrated appliances are:- fridge, freezer and washing machine. The Worcester combi boiler is hidden away behind a tall cupboard. Composite single bowl sink with a lever operated mixer tap and a window above on the side elevation. Composite flooring.

Dining Area 10'10" (3.3m) x 5'11" (1.8m)

Is carpeted, has open access into the kitchen and the inner hall, a radiator and a glazed UPVC external door on the side elevation.

Inner Hall 2'8" (0.81m) x 5'3" (1.6m)

The inner hall is carpeted and has doors into both bedrooms and the bathroom. The loft access hatch is located here too.

The loft has a pull down ladder, a light, and is partially boarded.

Master Bedroom 9'11" (3.02m) x 12'11" (3.94m) Including Wardrobes

The master bedroom is carpeted, has a window on the rear elevation with a radiator positioned beneath and wall to wall sliding mirrored fitted wardrobes.

2nd Bedroom 10'9" (3.28m) x 7'10" (2.39m)

Is carpeted, has a radiator and a sliding patio door gives access into the rear garden.

Bathroom 7'10" (2.39m) x 5'0" (1.52m)

The bathroom is half tiled and is fitted with a white 3 piece suite comprising of:- WC, wall hung semi pedestal wash basin and a low level bath. There is a window with obscure glazing on the side elevation, a chrome heated towel rail and composite flooring.

General Information

Freehold - Combi boiler located in the kitchen

Water Rates - Council Tax Band C - EPC Rating D



125 Lea Gate Harwood Bolton Greater Manchester BL2 4BO

Tel: 01204 593500 | Email: sales@whittakersestateagents.co.uk

<https://www.whittakersestateagents.co.uk>

