



Seaford Road Harwood Bolton BL2 4BY

- ***** NO UPWARD CHAIN *****
- KITCHEN/DINER
- FITTED WARDROBES IN ALL BEDROOMS
- GREAT SIZE CONSERVATORY
- SUNNY REAR GARDEN
- GCH, UPVC DG, CAVITY WALL INSULATION
- EPC RATING D

Price £270,000



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**** NO UPWARD CHAIN ****

Family home with a kitchen/diner, large conservatory and sunny rear garden.
Fitted wardrobes to all bedrooms and easy off road parking.

Entrance Hall 5'11" (1.80m) x 11'4" (3.45m)

A glazed UPVC door with sidelight welcomes you into the property.
The hall has tiled flooring, a radiator, doors into the lounge and the kitchen and the stairs to the upper floor.



Lounge 11'6" (3.51m) max x 12'9" (3.89m)

The lounge is carpeted, has a living flame gas fire and a large bow window on the front elevation with a radiator positioned beneath.

**Kitchen / Diner - open access to conservatory
17'10" (5.44m) x 7'10" (2.39m)**

Is fitted with Beech effect laminate wall & base units with black laminate worktops. Built in 5 burner gas hob with a stainless steel splashback and extractor above. Built in a housing unit is a single electric oven.
There are spaces for a washing machine, a dishwasher and an American style fridge/freezer. Bowl and a half stainless steel sink with a mixer tap.
The under stairs storage cupboard has room to accommodate a dryer. There is a glazed UPVC external door on the side elevation a radiator and tiled flooring.



Conservatory 15'10" (4.83m) x 11'0" (3.35m)

This is a brilliant addition to the property.
It is a good size and could have a variety of uses. It is carpeted, has 2 radiators and French doors open giving access into the rear garden.

Landing 3'11" (1.19m) x 6'11" (2.11m)

The landing has doors into all bedrooms and the bathroom. It is carpeted, has a window with obscure glazing 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 10'9" (3.28m) incl robes mx 11'2" (3.40m)

The master bedroom has fitted wardrobes, laminate flooring and a window on the front elevation with a radiator positioned beneath.

2nd Bedroom 9'3" (2.82m) incl robes x 9'0" (2.74m)

This double bedroom has laminate flooring and a window on the rear elevation with a radiator positioned beneath. There is plenty of storage in the fitted wardrobes, cupboards above the bed and dressing table with drawers.



3rd Bedroom 8'5" (2.57m) incl robes x 6'9" (2.06m)

The 3rd bedroom is carpeted, has a window on the rear elevation with a radiator positioned beneath and fitted wardrobes incorporating a chest of drawers.

Bathroom 6'11" (2.11m) max x 6'11" (2.11m) max

The bathroom is fully tiled and fitted with a white 3 piece suite comprising of:- WC, pedestal wash basin, and a bath with a thermostatic shower over and glass shower screen. There is a window with obscure glazing on the front elevation, a radiator, a chrome heated towel rail and composite flooring.

General Information

Leasehold - Ground Rent £8 pa
Lease is 999 years from 30/05/1960 with 934 years remaining
Combi boiler located in loft - Council Tax Band C - Water Rates
EPC Rating D

