

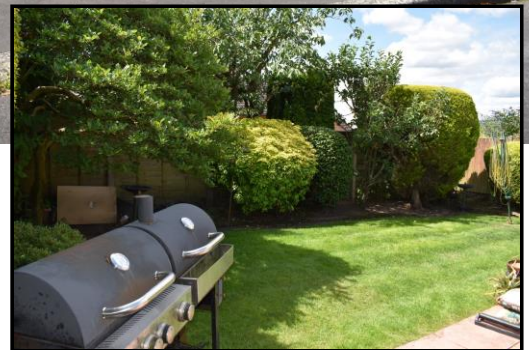


Belmont View

Harwood Bolton BL2 3QN 2 Double Bedrooms

- ***** NO UPWARD CHAIN *****
- OPEN PLAN 'L' SHAPE LOUNGE/DINER
- CONSERVATORY
- FITTED WARDROBES TO BOTH BEDROOMS
- SHOWER ROOM
- GCH, UPVC DG, CAVITY WALL INSULATION, ALARM
- EPC RATING D

Price £275,000



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****NO UPWARD CHAIN****

Link detached bungalow with 2 double bedrooms both with fitted wardrobes.
'L' shaped lounge/diner, kitchen, shower room & conservatory.
Attached single garage.



Entrance Porch 3'0" (0.91m) x 6'0" (1.83m)

A glazed composite door with sidelights welcomes you into the property. It has tiled flooring and glazed double doors into the hall.

Hall 11'6" (3.51m) Max x 7'0" (2.13m)

The hall is carpeted, has a radiator, doors into the lounge, both bedrooms, the shower room and the storage cupboard. The loft access hatch is located here. The loft has a pull down ladder, a light and is partially boarded.

Lounge - open plan to dining 11'4" (3.45m) x 16'3" (4.95m)

The spacious lounge is carpeted and the living flame gas fire and surround forms the focal point of the room. French doors open into the conservatory.



Conservatory 11'6" (3.51m) x 9'6" (2.9m)

This is a great addition to the property. It has a radiator and also an electric panel heater fitted enabling it to be used all year round. There is tiled flooring and French doors open giving access to the rear garden.

Dining Area 9'6" (2.9m) x 6'5" (1.96m)

The dining area is carpeted and has room for a dining table and chairs. There is a large window to the conservatory with a radiator positioned beneath and a glazed door into the kitchen.



Kitchen 9'0" (2.74m) x 9'4" (2.84m)

Is fitted with white laminate wall & base units with granite effect laminate worktops and tiled splashbacks. Space for a freestanding gas cooker with an integrated extractor above. Space for a dishwasher and a space for an under counter fridge. Bowl and a half stainless steel sink with a mixer tap and a window above on the side elevation. There is a kickspace plinth heater, laminate flooring and a glazed timber door into the side porch.

Side Porch

The obscure glazed porch has a glazed UPVC external door and tiled flooring.

Master Bedroom 10'8" (3.25m) x 11'11" (3.63m)

The master bedroom has a bow window on the front elevation with a radiator positioned beneath. It is carpeted and has plenty of storage in the fitted wardrobes, 2 chests of drawers and bedside tables.



2nd Bedroom 9'9" (2.97m) x 11'11" (3.63m)

This double bedroom is carpeted and has a bow window on the front elevation with a radiator positioned beneath. There are fitted wardrobes, chests of drawers and a matching ottoman storage chest.

Shower Room 5'5" (1.65m) x 6'11" (2.11m)

Is fitted with a white 3 piece suite comprising of:- WC & wash basin in a combination vanity storage unit and a corner thermostatic shower. It is fully tiled, has a window with obscure glazing on the side elevation, a chrome heated towel rail, and vinyl tile flooring.



Storage Cupboard

Located in the hall the storage cupboard has a clothes rail, shelving and is the perfect place for your vacuum cleaner and ironing board etc.

General Information

Leasehold - Lease is 999 years from 01/11/1960 with 934 years remaining.
Ground Rent £10 pa - Combi boiler located in the garage - Water Meter
Council Tax Band C - EPC Rating D