



Westcott Close Harwood Bolton 1 Bedroom

- ***** NO UPWARD CHAIN *****
- END BUNGALOW IN A BLOCK OF 4
- FITTED WARDROBES TO THE BEDROOM
- SHOWER ROOM
- WALKING DISTANCE TO HARWOOD CENTRE
- EXCLUSIVELY FOR PEOPLE AGED 55 AND OVER
- DEVELOPMENT MANAGED BY ANCHOR
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D

Price £155,000



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**** NO UPWARD CHAIN **** End bungalow in a block of 4.
Fantastic location being within walking distance
to Harwood shopping centre.
Exclusively for the over 55's, managed by Anchor.

Entrance Hall 3'3" (0.99m) x 8'0" (2.44m)

A glazed UPVC door welcomes you into the property.
The hall is carpeted and has doors into all rooms and the storage cupboard. The loft access hatch is located here.

Lounge / Diner 10'0" (3.05m) x 13'5" (4.09m)

Is carpeted, has a window on the front elevation with a radiator positioned beneath and an electric fire and surround.

Kitchen 5'6" (1.68m) x 9'9" (2.97m)

The kitchen is fitted with a range of laminate wall & base units and worktops with tiled splashbacks. The boiler is hidden away behind a wall unit. Built under gas double oven and a built in gas hob with an integrated extractor above. Space ready plumbed for a washing machine and a space for a fridge/freezer.

Single bowl stainless steel sink with a mixer tap and a window above on the front elevation. There is a radiator and tiled flooring.

Bedroom 10'0" (3.05m) x 10'10" (3.3m)

The bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath. There is plenty of storage in the fitted wardrobes and chest of drawers.

Shower Room 5'6" (1.68m) x 6'3" (1.91m)

Is half tiled and fitted with a white 3 piece suite comprising of:- WC, pedestal wash basin and a corner shower cubicle fitted with an electric shower. There is a window with obscure glazing on the side elevation, a chrome heated towel rail and vinyl flooring.

Storage Cupboard

Has shelves for towel storage and houses the hot water tank.

General Information

Freehold - Service Charge £165.03 monthly - Council Tax Band B
Boiler located in the kitchen - Water Meter - EPC Rating D

Development Information

All residents must be 55 years old or above.

There is a service charge of £165.03 payable monthly to Anchor Trust who manage the development.

The service charge covers maintenance to the fabric of the bungalow, building insurance, maintenance of garden areas including fencing, window cleaning, and the Anchorcall emergency call system.

