



Longsight

Harwood Bolton

3 Bedrooms

- ***** NO UPWARD CHAIN *****
- IMMACULATE FAMILY HOME
- FULL RE-WIRE 2021
- NEW ROOF FEB 2025
- WALKING DISTANCE TO SCHOOLS & BUS STOPS
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC C

Price £268,000



125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ

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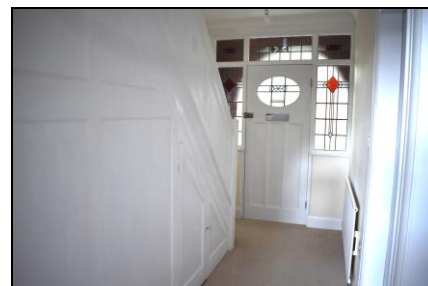
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**** NO UPWARD CHAIN ****

This immaculate family home has been upgraded to include a full re-wire, complete re-roof, new bathroom and carpets throughout to name just a few!

Entrance Porch 6'6" (1.98m) x 4'0" (1.22m)

A nice glazed porch welcomes you to the property. It has quarry tiled flooring and a traditional stained glass timber door with sidelights opening into the hall.



Hall 6'6" (1.98m) Max x 15'9" (4.8m)

The hall is carpeted, has a radiator and doors into the lounge and the 2nd reception room. There is open access into the kitchen and the stairs to the upper floor.

Lounge 11'5" (3.48m) Max x 13'0" (3.96m) Into Bay

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



2nd Reception Room 11'5" (3.48m) Max x 13'7" (4.14m) Into Bay

This is another spacious room with a bay window on the rear elevation with a radiator positioned beneath.



Kitchen 6'6" (1.98m) x 8'6" (2.59m)

Is fitted with cream high gloss wall & base units with laminate worktops. There is a free standing electric cooker with a stainless steel extractor above. Single bowl stainless steel sink with mixer tap located in the bay window, space for a washing machine and a space for a tall fridge/freezer in the understairs storage cupboard. There is a tall chrome heated towel rail, an external door on the side elevation with obscure glazing and composite flooring.

Landing 3'6" (1.07m) x 8'8" (2.64m)

The landing has doors into all bedrooms, the bathroom and the separate WC. It is carpeted, has a window on the side elevation with obscure glazing, and the loft access hatch is located here too. The loft doesn't have a pull down ladder and isn't boarded but it does have a light.

Master Bedroom 10'11" (3.33m) Max x 13'0" (3.96m) Into Bay

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

2nd Bedroom 10'11" (3.33m) Max x 11'5" (3.48m)

This double bedroom is carpeted and has a bay window overlooking the rear garden with a radiator positioned beneath.



3rd Bedroom 7'0" (2.13m) x 7'11" (2.41m) Max

The 3rd bedroom is carpeted, has a window on the front elevation and a radiator.

Separate WC 4'0" (1.22m) x 2'4" (0.71m)

Is fitted with a white WC, has a window with obscure glazing on the side elevation and composite flooring.

Bathroom 7'0" (2.13m) Max x 5'6" (1.68m) Max

The bathroom is fitted with a modern suite comprising of:- wash basin on a vanity unit and a bath with a thermostatic rain shower over and glass shower screen. Tiling around the bath area. There is a window with obscure glazing on the rear elevation, a cupboard housing the Worcester combi boiler (2014), a radiator and composite flooring.



General Information

Leasehold - Lease is 999 years from 25/12/1937 with 911 years remaining.

Ground Rent £4.50 pa - Combi boiler located in the bathroom (2014)

Water Rates - Council Tax Band C - EPC Rating C

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