



The Hawthorns, Harper Green Road, Bolton

£265,000

VERY SPACIOUS, 3 RECEPTION ROOMS, 3 DOUBLE SIZED BEDROOMS, 2 BATHROOMS. An extremely well presented and very spacious 3 bedroom semi detached home, located on Harper Green Road in the Farnworth area of Bolton. Set back within a semi rural location, with gated off road parking and a garage to the rear, this stunning property is the ideal family home. Briefly comprises of the following, an entrance vestibule and hallway, a spacious lounge with a feature living flame gas fire and surround, a second reception room, (currently utilised as a dining room) with a pair of double glazed french doors to the rear aspect, a third reception room with a feature wood burner fire set within an inglenook fireplace, a modern fully fitted kitchen with an integrated gas hob, electric oven, grill, fridge freezer and a chrome extractor hood plus a downstairs W.C with a vanity basin and a toilet. To the upper floor you will find 3 double sized bedrooms, (fully fitted wardrobes to 2 of the bedrooms, and a spacious 4 piece Family bathroom with a basin, toilet, bath tub and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler.



ACCOMMODATION

Entrance vestibule 3' 3" x 6' 6" (0.98m x 1.97m)

The entrance vestibule to the front of the property. Fitted with a double glazed composite entrance door to the front aspect. Space for coats and shoes etc.

Lounge 11' 8" x 14' 10" (3.56m x 4.51m)

A very spacious lounge to the front of the property, with a feature living flame gas fire and surround. Decorated in neutral colours with a beige coloured carpet. Plenty of space for modern furniture to fit easily. A large double glazed bay window is fitted to the front aspect. Warmed by a gas central heated radiator.

Entrance Hallway 12' 0" x 6' 11" (3.67m x 2.1m)

A spacious entrance hallway to the front of the property. Decorated in a patterned grey wallpaper with a brown coloured carpet. Warmed by a gas central heated radiator.

Downstairs W.C 4' 7" x 2' 11" (1.4m x 0.9m)

A useful downstairs water closet, off from the entrance hallway. Comes with a vanity basin and a toilet. A double glazed window is fitted to the side aspect.

Reception Room 2 15' 0" x 11' 11" (4.56m x 3.64m)

A very spacious 2nd Reception Room with a pair of double glazed french doors fitted to the rear aspect. Currently utilised as a dining area. Decorated in neutral colours with a beige coloured carpet.

Reception Room 3 11' 5" x 7' 10" (3.48m x 2.4m)

A third reception room with a feature wood burner fire set within an inglenook fire place. Decorated in neutral colours with an oak wooden floor. Fitted with a double glazed window to the side aspect. Warmed by a gas central heated radiator.

Kitchen 14' 8" x 9' 2" (4.46m x 2.8m)

A modern fully fitted kitchen to the rear of the property. Comes with an integrated gas hob, grill, electric oven, chrome extractor hood, fridge freezer, washing machine and a dishwasher. Decorated in neutral colours with a grey tiled floor. Fitted with 2 double glazed windows to the rear aspect, and a double glazed entrance door to the side aspect.

Rear Garden

A low maintenance rear garden with a gated driveway offering off road parking. A single garage is also included.

Upper floor landing 6' 9" x 10' 0" (2.07m x 3.05m)

The upper floor landing area. Decorated in a grey patterned wallpaper with a grey coloured carpet.

Master bedroom 14' 10" x 10' 2" (4.53m x 3.10m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes in walnut oak. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 5" x 10' 8" (3.48m x 3.25m)

A second double sized bedroom to the rear of the property. Comes with fully fitted wardrobes in walnut oak. Decorated in neutral colours with a grey coloured carpet.



Bedroom 3 12' 3" x 9' 5" (3.73m x 2.88m)

A third double sized bedroom to the front of the property. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 5" x 7' 9" (2.56m x 2.36m)

The family bathroom with a modern 4 piece suite in white. Comes with a basin, toilet, bath tub and a shower cabinet. Fully tiled walls with a walnut oak wooden floor. A double glazed window is fitted to the side aspect Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

