



Little Harwood Lee

Bolton, BL2 4LW

Offers in excess of £265,000



Situated within a quiet cul-de-sac in Harwood with a great variety of amenities nearby, this detached three-bedroom home is presented to contemporary standards both inside and out, and makes an ideal starter home for a young family, or perhaps suitable if you're looking to downsize.

A quick summary of the accommodation includes a lounge, kitchen-diner, conservatory, guest WC, three bedrooms and a family bathroom, while externally the property features a private drive and front lawn, and a well-proportioned back garden with patio and lawn.



The Living Space

The home welcomes you inside via a vestibule which opens onto the front lounge where there’s a homely vibe and traditional layout, with a contemporary gas fire and contemporary neutral décor. It’s evident this home has been cared for, and the neutral modern finish means you can move in easily.

A pair of modern grey double doors leads onto the kitchen-diner to the rear, where integrated kitchen appliances include an electric oven, hob, and complementary extractor, and sink with drainer and mixer tap. And there’s plumbing and electric supply for freestanding washer, dryer, and fridge-freezer. The kitchen also benefits from tiled mosaic splashbacks and a tiled floor, plus ample space for a dining table.

From the kitchen-diner a set of French doors leads further onto the conservatory, which is a convenient and versatile space, offering use as an additional reception room, or perhaps you would prefer this as your dining room? Whatever your preference it’s certainly a practical addition increasing the living space on offer.

Before we head upstairs, it’s worthwhile noting there is a guest WC by the front vestibule – again another practical addition that’s widely considered a necessity for modern life.

Bedrooms & Bathrooms

Upstairs, the well-presented interiors continue with three well proportioned bedrooms and a family bathroom. The family bathroom features tiled walls and a three-piece suite including bath with shower, vanity basin with integral storage, and WC. Two of the bedrooms are good sized doubles and benefit from a range of fitted furniture meaning you can simply move in and unpack your bags. And the third bedroom is a substantial single, which is currently used as a home office.

The Outside Space

In addition to private drive and front lawn, there is a well-proportioned garden to the rear which offers ample space for the kids to play, or enough potential for those who enjoy gardening, while being relatively easy to maintain and not too big! The back garden includes a patio for socialising and sitting in the sun, and the lawn is a safe space for the kids to play, or a blank slate you can landscape to create your own private garden oasis.

On Your Doorstep

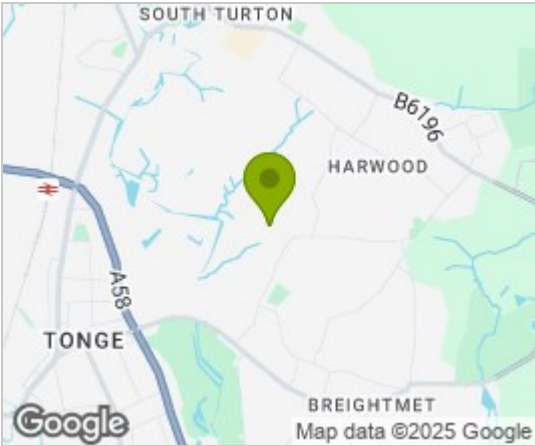
Little Harwood Lee is a well-established location in close proximity to the great variety of amenities in Harwood and further afield in Bolton. Morrisons in central Harwood is just a few minutes in the car, and the other independent shops, cafes, pubs and eateries in the area allow a highly convenient lifestyle with a village-like feel. The property is located in a quiet suburban spot where everything you need is on your doorstep, including a good range of schooling and transport links by road and rail.

Specifics

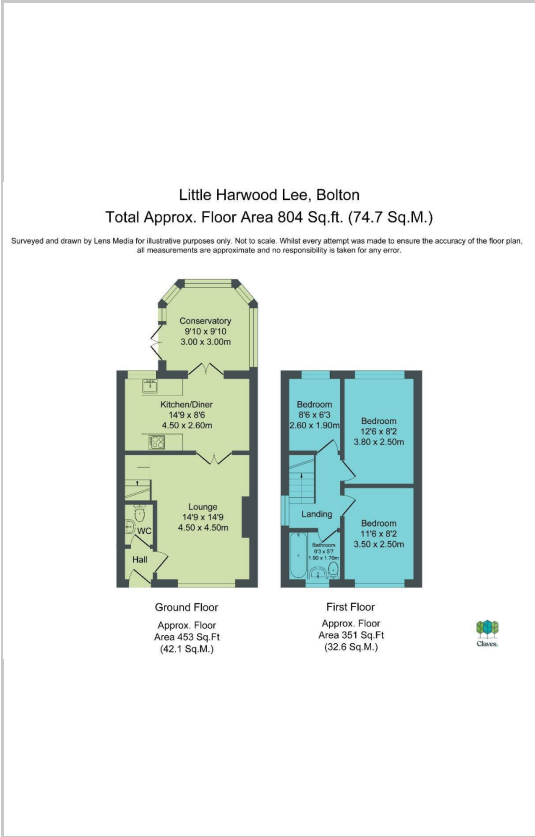
- The tenure is freehold.
- The tax band is C.
- There is gas central heating with a Baxi combi boiler located in a cupboard on the landing.
- The property is alarmed.
- The energy efficiency rating is 70, which is considered good and higher than average.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

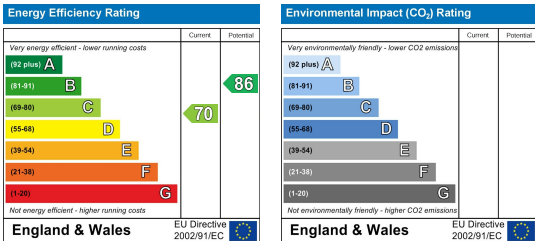
Area Map



Floor Plans



Energy Efficiency Graph



Claves.

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