



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Two Bed Semi-Detached Property
- Quiet Head of Cul-De-Sac Location
- Well Presented Accommodation
- Good-Sized Gardens to Front & Rear
- Driveway Parking Facilities
- Ideal for First Time Buyer

OVERGREEN,
HARWOOD

£200,000



Overgreen, Harwood



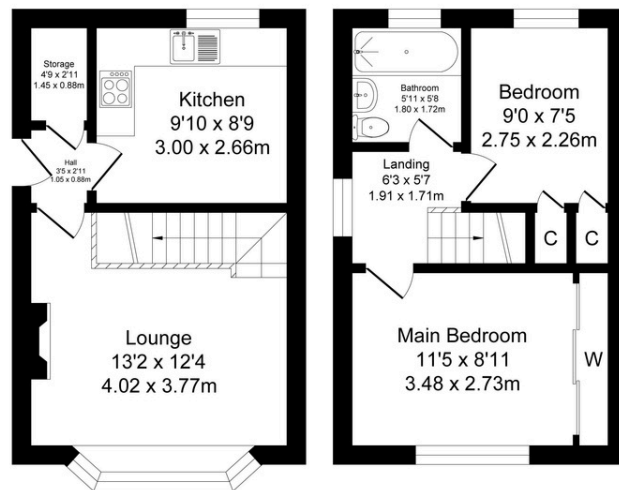
Overgreen, Harwood



Overgreen, Harwood

Total Approx. Floor Area 581 Sq.ft. (54.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

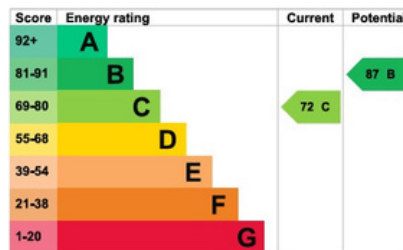


Ground Floor

Approx. Floor
Area 296 Sq.Ft
(27.5 Sq.M.)

First Floor

Approx. Floor
Area 285 Sq.Ft
(26.5 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Occupying a superb head of cul-de-sac position within this quiet residential cul-de-sac, this delightful two bed semi-detached home is certain to appeal to a broad range of buyers, whether it be those looking to take their first excited leap onto the housing ladder, perhaps with thoughts of starting a family, or indeed those whose youngsters have flown the nest and are looking to down-size into something more manageable. Whatever the reason for one's interest, there is much to attract here, with the existing accommodation being presented in lovely order throughout, whilst the wonderfully generous plot affords exciting potential to extend the living space substantially, subject to the necessary consents and approvals.

The family-friendly location similarly has much to offer, this consistently popular modern development providing a safe environment for those with little ones to consider, whilst there are a number of well-regarded schools in the vicinity. An abundance of local shops and amenities are close at hand, being equidistant from the bustling districts of Harwood and Breightmet, whilst also being only a short drive out of the vibrant town centre of Bolton, with its own eclectic range of high street stores, bars and eateries, as well as excellent transport connections.

One enters the accommodation via the entrance hallway with its useful storage cupboard for those everyday essentials, before proceeding through into the inviting 13' lounge, which is filled with natural light via the feature bay window to the front elevation. The feature fireplace with its inset coal-effect living flame gas fire provides a perfect focal point to the room, as well as infusing a warm ambience which is perfectly conducive to an evening of relaxation with a film and a takeaway. The kitchen enjoys a pretty aspect over the rear garden and is fitted with a range of wall and base units in light grey with contrasting laminated work surfaces, whilst there is an integrated electric oven, four ring gas hob with extractor hood, as well as space for all of one's other free-standing appliances.

Up on the first floor, the attractive landing provides access to the two bright and appealing bedrooms, both of which benefit from built-in storage, as well as the family bathroom, which is fully tiled and fitted with a three-piece suite in white, comprising of WC, pedestal wash hand basin and panelled bath with overhead electric shower.

Externally, the front garden is mainly laid to lawn, with plenty of off-road parking facilities provided on the tarmac driveway. The rear garden is of a particularly good size for a home of this type and is similarly laid to lawn, with areas for planting to the perimeter. One can enjoy the excellent degree of privacy from the paved patio, providing that much desired space for a barbecue when the weather allows, or to site a rattan sofa or dining set.

We would highly recommend an internal inspection of this lovely home.



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