



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Semi-Detached True Bungalow
- Desirable Residential Location
- Two Double Bedrooms
- Smart Three-Piece Shower Room
- South-East Facing Rear Garden
- Driveway & Detached Garage

BRAMHALL
AVENUE,
HARWOOD

£245,000



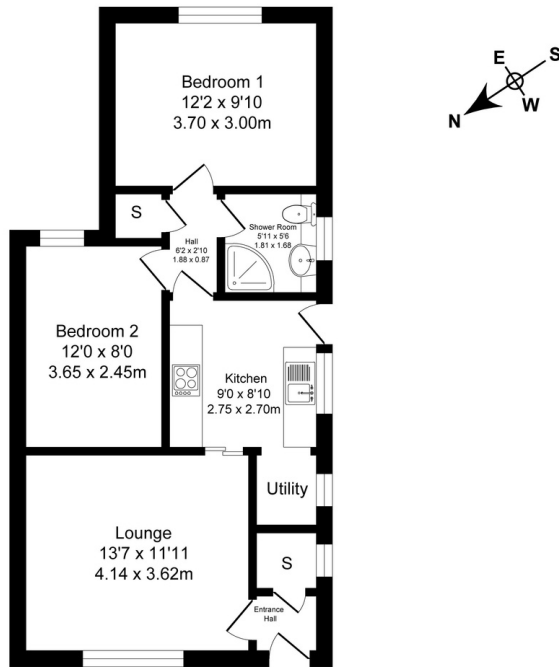
Bramhall Avenue, Harwood



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Total Approx. Floor Area 592 Sq.ft. (55.0 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.



Approx. Floor
Area 592 Sq.Ft
(55.0 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

True bungalows are consistently in high demand and never more so than when located in a desirable location. We are confident, therefore, that this two bed semi-detached example will be similarly popular, situated within a quiet and highly desirable residential setting, just off Hardy Mill Road.

The well-regarded district of Harwood has a great deal to offer its inhabitants, not least an abundance of local shops and amenities which are available within the centre of the village, whilst those with a penchant for socialising will be spoilt for choice by the eclectic range of bars, public houses and eating establishments. Aside from the practicalities of the location, the accessibility to beautiful local countryside is another real highlight, perhaps in which to relax away the stresses of the day with an evening stroll with the dogs.

The property has been a lovingly cared for home and is presented in immaculate order throughout. One enters via the entrance hallway with its useful cloaks/storage cupboard for all of those daily essentials, before continuing though into the 13' living room, where one will immediately remark on the abundance of natural light afforded by the large picture window to the front elevation, whilst there is a lovely warm and inviting ambience, aided in no small part by the feature fireplace with its inset coal-effect, living flame gas fire. The off-lying kitchen is fitted with a range of beech-effect wall and base units with complementary laminated work surfaces and incorporates an electric oven and gas hob with extractor hood, whilst there is a handy larder/utility offering additional storage space. An inner hallway with another storage cupboard provides access to the two bright and appealing bedrooms, which will both accommodate double beds and look out over the rear garden, as well as the smart shower room, which is fully tiled and fitted with a three-piece suite in white, comprising of close-coupled WC, vanity wash hand basin and shower cubicle with multi-jet electric shower.

Externally, the tied front garden is low maintenance, providing space for one's colourful pots and planters, whilst the enclosed rear enjoys an excellent degree of privacy and plenty of sunshine from its bright south-easterly aspect, being mainly laid to lawn, with mature plants and shrubs to the perimeter. Off-road parking facilities are provided on the paved driveway, whilst also gives access to the detached single garage.



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enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR