

£289,995
Leasehold



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Features

- A WELL PRESENTED, SPACIOUS THREE BEDROOM DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- MODERN GROUND FLOOR SHOWER ROOM
- BRIGHT & AIRY ACCOMMODATION
- SOLD WITH NO ONWARD CHAIN
- DETACHED GARAGE & LARGE DRIVEWAY
- GCH, DOUBLE GLAZED & CCCTV
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- SOUGHT AFTER LOCATION
- WELL MAINTAINED FRONT AND REAR SOUTH FACING GARDENS
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** SOUTH FACING REAR GARDEN ** DETACHED LARGE GARAGE ****

This delightful property is positioned in a fantastic location, showcasing exceptionally well-proportioned, bright, and versatile accommodation that truly warrants an in-person viewing to be fully appreciated. The light and airy interior include an entrance hallway, a spacious lounge and dining room, a fully fitted kitchen, a modern shower room, a ground floor bedroom, and two first-floor bedrooms with a family bathroom.

Externally, the property features a sizable concrete driveway at the front and side, providing off-road parking for multiple vehicles and leading to a detached brick-built garage. The rear of the property offers an enclosed South-facing garden with a paved patio area, a lawn, and well-planted borders. Gas central heating is an additional feature plus CCTV system.

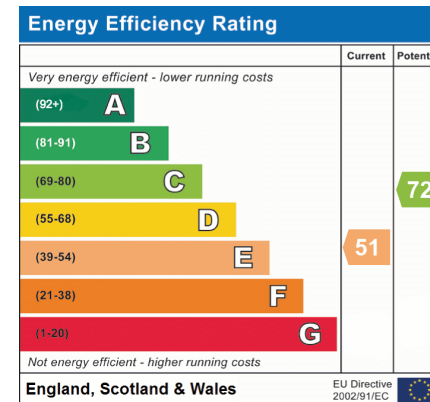
The popular location ensures easy access to the numerous shops and amenities in Harwood, and its proximity to major transport links facilitates a convenient commute to Bury, Bolton, Manchester, and across the North West. Highly regarded schools are also within walking distance. With its well-presented interiors, this property is an ideal family home. Early internal viewing is highly recommended to avoid disappointment.

Tenure: Leasehold, Lease end date: 01/01/2959

Annual ground rent: £10 per year

Local Authority/Council Tax: Bolton Council: D Annual Amount:£2038.89 Approx.

Flood Risk: Very Low



Local Authority

Bolton Council

Band D

Tax Band Amount: £2038.89

Room Descriptions

GROUND FLOOR

Entrance Hallway

Hardwood front door and window, radiator, ceiling point and storage cupboard with alarm system.

Lounge

Double glazed front window, radiators, gas coal effect fire with surround fireplace, ceiling coving and ceiling points.

Dining Room

UPVC double glazed French patio doors, radiator, ceiling coving, ceiling point and stairs leading to the first floor landing.

Kitchen

A range of wall units with complimentary worksurface, electric cooker with four ring electric hob, extractor unit above, one and a half bowl sink unit with drainer, part tiled walls, plumbed for washing machine, combi boiler, radiator, ceiling point, UPVC double glazed side window and back door.

Inner Hallway

Radiator and ceiling point.

Bedroom

UPVC double glazed rear window, radiator, fitted wardrobes and units, laminate flooring and ceiling point.

Shower Room

A modern three white suite comprising of a shower unit, low level WC, wash hand basin with storage cupboard underneath, towel radiator, ceiling point and UPVC double glazed rear window.

first floor

Landing

Storage into the eaves, storage cupboard and ceiling point.

Bedroom

UPVC double glazed rear window, radiator, fitted wardrobes and units, ceiling point.

Bedroom

UPVC double glazed rear window, radiator, fitted wardrobes and units, ceiling point.

Family Bathroom

Modern three piece white suite comprising of panel bath with mixer tap and shower head, low level WC, wash hand basin with storage, drawers underneath, chrome effect towel radiator, ceiling point and UPVC double glazed rear window.

Outside

Garage

A detached brick built garage door with manual up and over door, power points and ceiling point.

Gardens

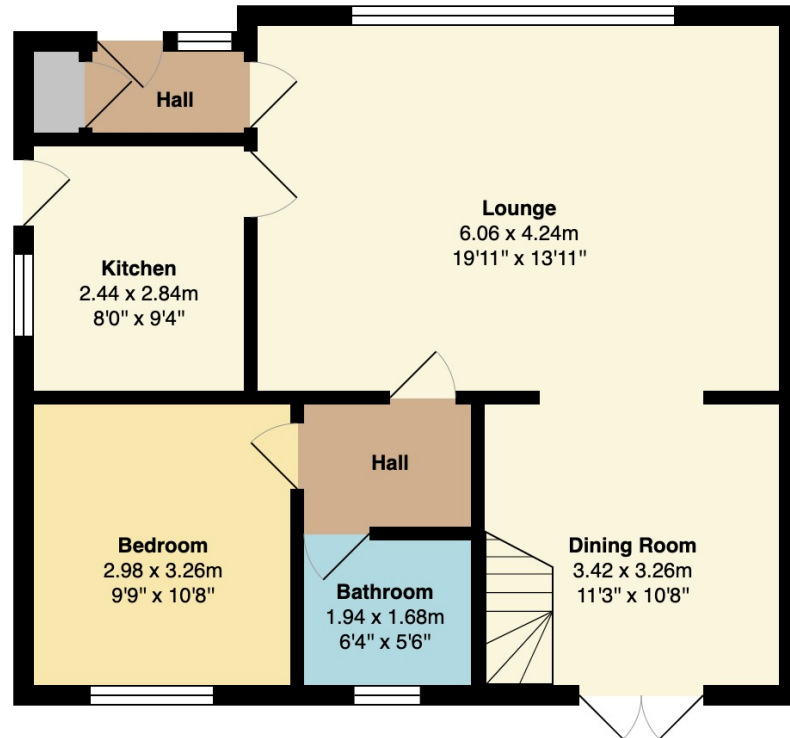
Front: A large concrete driveway for off road parking, lawn area and well established borders and shrubs.

Side: Metal gates, concrete driveway and outside water tap.

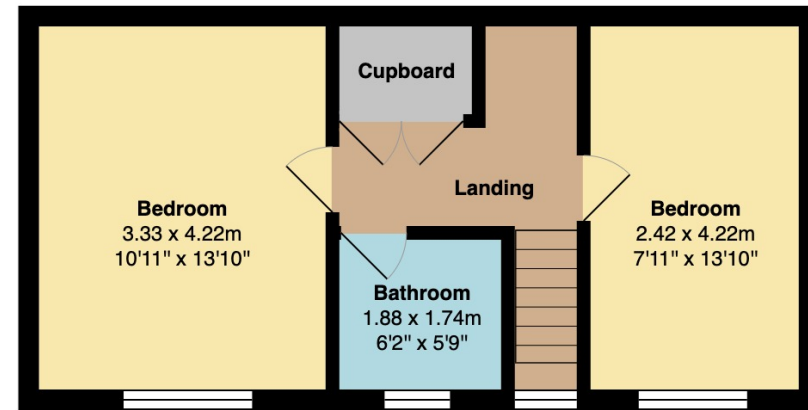
Rear: A flagged patio area, lawn area with well established borders and shrubs, wooden shed and South facing rear garden.



Floorplan



Ground Floor
Area: 65.6 m² ... 706 ft²



First Floor
Area: 37.3 m² ... 401 ft²

Total Area: 102.8 m² ... 1107 ft²

General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.