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Incorporating: Wright Dickson & Catlow, WDC Estates

STITCH MI LANE, HARWOOD, BOLTON BL2 4HR



- 4 Bedroom Family Size Semi
- Superb Condition Throughout
- Gas CH, DG, No Upward Chain
- En suite, Fam Bathroom & Guest
- Quality Fitted Kitchen / Diner
- Private Garden, Garage
- Viewing essential to appreciate
- Accom over 3 levels



£210,000

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A beautiful modern four bedroom semi detached family size home available with no further upward chain. Situated in an ever popular location enjoying a very pleasant position ideally placed for easy access to the areas popular schools, shops, transport links and the local countryside. The property was fully refurbished in the last few years by the current owner and the quality accommodation is set over three levels. This stunning home briefly comprises: Hallway, cloaks/w.c., bayed lounge, 17'6 x 14' (max) oak fitted kitchen/diner with french windows off to the level and fenced private garden. The first floor has bedrooms 1, 2 and 3 with en-suite shower room to the master plus a family bathroom. To the second floor is the fourth bedroom measuring 18'3 x 16'3 (max). To the outside are lawned gardens to the front and the rear and a brick garage. The property benefits from UPVC double glazing, gas combination central heating and importantly is available with no further upward chain. Viewing is essential to appreciate all that is on offer and can be arranged via an advanced appointment with Cardwells Bolton office on 01204381281.

Directions BL2 4HR

Hallway: 20' 9" x 7' 0" (6.32m x 2.13m) overall. External light, uPVC entrance door, Amtico flooring, staircase off, new carpet to stairs, understairs cloaks cupboard, two light fittings, radiator.

Cloaks w.c.: Integral to above measurements. White w.c., wash basin set on glossy white cabinet, half tiled walls, ceramic tiled floor, uPVC double glazed window, radiator.

Lounge: 18' 3" x 10' 0" (5.56m x 3.05m) into angular bay with three uPVC double glazed windows with new suede blinds and curtain fittings, wrought iron fireplace set on a black marble hearth with white surround/mantel inset and gas coal flame fire, Amtico flooring, radiator with cover, centre light fitting, smoke alarm.

Kitchen/Diner: 17' 6" x 14' 0" (5.33m x 4.26m) maximum. Professionally fitted kitchen with a range of light oak cabinets offering base cupboards and drawers to three walls with ample worktop space and matching wall units, inset one and a half bowl stainless steel sink with mixer tap, electric fan oven, 5 ring gas hob with glass/stainless steel extractor hood, integrated fridge and freezer, plumbed for automatic washing machine, ceramic tiling to work areas and floor, uPVC double glazed window with new roller blind, uPVC french windows to gardens with wooden curtain pole, radiator with cover, meter cupboard, centre light fitting to dining area, inset spotlights to kitchen area.

FIRST FLOOR:

Landing: 10' 9" x 7' 0" (3.27m x 2.13m) overall. Stairs off both up and down, new carpet, light shade, smoke alarm.

Bedroom 1: 15' 6" x 10' 0" (4.72m x 3.05m) uPVC double glazed window, chintz curtains and pole, new carpet, light shade, radiator.

En-Suite: 10' 0" x 3' 5" (3.05m x 1.04m) White w.c., wash basin, oversize shower cubicle with glass doors and mixer shower, ceramic and limestone wall tiling, vinyl flooring, heated towel rail, inset spotlights to ceiling, uPVC double glazed window.

Bedroom 2: 10' 7" x 10' 0" (3.22m x 3.05m) uPVC double glazed window, lined print curtains on wooden pole, new carpet, light shade, radiator.

Bedroom 3: 12' 0" x 7' 0" (3.65m x 2.13m) uPVC double glazed window, lined curtains with wooden pole, new carpet, light shade.

SECOND FLOOR:

Landing and Stairs: New carpet, light shade, smoke alarm.

Bedroom 4: 18' 3" x 16' 3" (5.56m x 4.95m) overall. Velux roof window, built in cupboards to eaves storage, fitted bookshelves, glass light shade, carpet, radiator.

Bathroom: 7' 0" x 7' 3" (2.13m x 2.21m) Three piece white suite with shower over bath, tiled to compliment, frosted uPVC double glazed window.

Garage: Block paved driveway giving access to 4 garages (1 for each house). the 3rd garage is owned by this property. Parking and turn around area.

Gardens: Lawned front garden. The rear garden is of a good size with lawn, paved patio and is level and fully fenced.

Price £210,000



Please note: all viewings are by appointment only through our BOLTON Office