



**HARBURY CLOSE, MIDDLE HULTON, BL3 4JY**



- Stunning end townhouse
- Accommodation over three floors
- Three bedrooms
- Family bathroom, en suite & cloakroom w.c
- Large driveway for approx 4 cars
- Converted garage with electri points & lighting
- Close to local schools and mosques
- Good access to commuter routes



**£270,000**

**BOLTON**

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Beautifully presented end townhouse located just off Hulton Lane in Middle Hulton. The property is located close to many local amenities including shops, dentists, doctors, schools and also within walking distance of Hulton Lane Centre for Education and Mosques. The location is also perfect for the commuter with access to the M61 motorway network just being a short drive away, which takes you towards Preston and Manchester. This beautiful home has accommodation over three floors and comprises an entrance hallway, cloakroom/wc, kitchen and superb lounge/diner with skylights and French doors leading out to the garden on the ground floor. The first floor has two good sized bedrooms and a family bathroom with the main bedroom being on the second floor with dressing area and a door leading to a modern en-suite shower room incorporating a wc, sink and stylish walk in shower cubicle. Externally there is a low maintenance garden with driveway parking for approximately four cars leading to the garage. The rear of the property is simply beautiful with a low maintenance concrete imprinted patio area and a lawned garden with mature borders and trees leading to the summerhouse. The garage has been converted into two areas. The main area is now an insulated office with electrical points and lighting, perfect for those that work from home and the second area is used for storage. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hallway:** Downlights, radiator, wooden flooring, stairs leading to the first floor.

**Kitchen:** 9' 3" x 8' 5" (2.83m x 2.57m) Downlights, double glazed bay window to the front, radiator, fitted wall and base units with extractor fan, integrated five ring gas hob, double electric oven, space for a dishwasher and fridge/freezer, tiled floor with splashback to the walls.

**Cloakroom w.c:** 6' 2" x 3' 1" (1.87m x 0.93m) Ceiling light point, extractor fan, wc, sink, space for the washing machine and dryer, tiled floor, radiator.

**Lounge diner:** 17' 11" x 13' 7" (5.45m x 4.14m) Downlights, wooden flooring, radiators, skylights, double glazed French doors leading to the rear garden.

**Landing:** Ceiling light point, radiator, stairs leading to the first floor.

**Bedroom 2:** 13' 6" x 8' 10" (4.12m x 2.68m) Ceiling light point, double glazed windows to the front, fitted wardrobes, radiator.

**Bedroom 3:** 9' 11" x 6' 11" (3.02m x 2.11m) Ceiling light point, double glazed window overlooking the garden to the rear, laminate flooring.

**Family bathroom:** 6' 8" x 6' 4" (2.04m x 1.93m) Downlights, double glazed window to the rear, three piece suite incorporating a wc, pedestal sink, panelled bath with electric shower above, tiled floor with splashbacks to the walls, radiator, extractor fan.

**Second floor:** Ceiling light point, door into bedroom one.

**Bedroom 1:** 25' 6" x 13' 7" (7.77m x 4.13m) Downlights, double glazed windows to the front and the rear, double glazed skylight, storage cupboard, fitted wardrobes, radiators, loft access with pull down ladder which is part boarded.

**En suite:** 9' 10" x 4' 10" (2.99m x 1.48m) Ceiling light point, double glazed window to the rear, three piece suite incorporating a wc, pedestal sink, walk in shower, wall mounted vertical ladder radiator.

**Garage:** The garage has been converted into two areas. The main area is now an insulated office with electrical points and lighting, perfect for those that work from home and the second area is used for storage.

**Outside:** To the front of the property there is a low maintenance garden with driveway parking for approximately four cars leading to the garage. The rear of the property is simply beautiful with a low maintenance concrete imprinted patio area and a lawned garden with mature borders and trees leading to the summerhouse.

**Parking:** Driveway

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 970 from 4th April 2000. we are advised there is a service charge of £33 per month which includes communal maintenance.

**Council tax:** Cardwells estate agents Bolton research shows the property is band C, annual charges of £2015.

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

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