

28 Bramhall Avenue, Harwood, Bolton, BL2 4ES



## Offers In The Region Of £210,000

Well presented two double bedroom semi detached true bungalow, Situated on this ever popular estate close to open countryside but easy access to local amenities the property offers excellent accommodation with spacious lounge, fitted kitchen modern bathroom and a detached brick built garage. Sold with no onward chain and vacant possession this is a property not to be missed.

- Semi Detached True Bungalow
- Two Double Bedrooms
- Parking for 3 cars Plus Detached Garage
- EPC Rating E
- Spacious Lounge
- Master with Fitted Wardrobes
- Sold With No Chain and Vacant Possession
- Council Tax Band B



Ideally located for access to local amenities along with open countryside on the doorstep this deceptive true bungalow offers excellent accommodation throughout and comprises : Entrance hall with storage cupboard, spacious lounge, fitted kitchen with built in appliances, two double bedrooms the master having modern fitted wardrobes and bathroom fitted with a three piece suite. Outside there is a easy maintained front garden with shrub borders and a gravel bed, extensive driveway with parking for 3 cars leading to a detached single brick built garage with power and light connected. The rear garden is not overlooked and has a generous raised paved patio area surrounded by mature shrubs and borders. The property is being sold with no chain and vacant possession and viewing is highly recommended.

### **Entrance Hall**

UPVC frosted double glazed window to side, built-in storage cupboard, radiator, wooden flooring, Composite double glazed entrance door, door to:

### **Lounge 11'10" x 13'6" (3.60m x 4.12m)**

UPVC double glazed window to front, electric fire set in timber surround, radiator, three wall lights, door to:

### **Hall**

UPVC frosted double glazed window to side, open plan, door to:

### **Kitchen 8'9" x 8'8" (2.67m x 2.64m)**

Fitted with a matching range of beech effect fronted base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, uPVC double glazed window to side, radiator with five recessed spotlights, door to:

### **Hall**

Built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, door to:

### **Bedroom 2 12'0" x 8'2" (3.65m x 2.50m)**

UPVC double glazed window to rear, radiator.

### **Bedroom 1 9'10" x 11'11" (3.00m x 3.63m)**

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails, shelving and drawers, matching bedside cabinets, radiator.



### **Bathroom**

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator, ceramic tiled flooring.

### **Garage**

Detached brick built single garage with power and light connected, uPVC double glazed window to side, Up and over door.

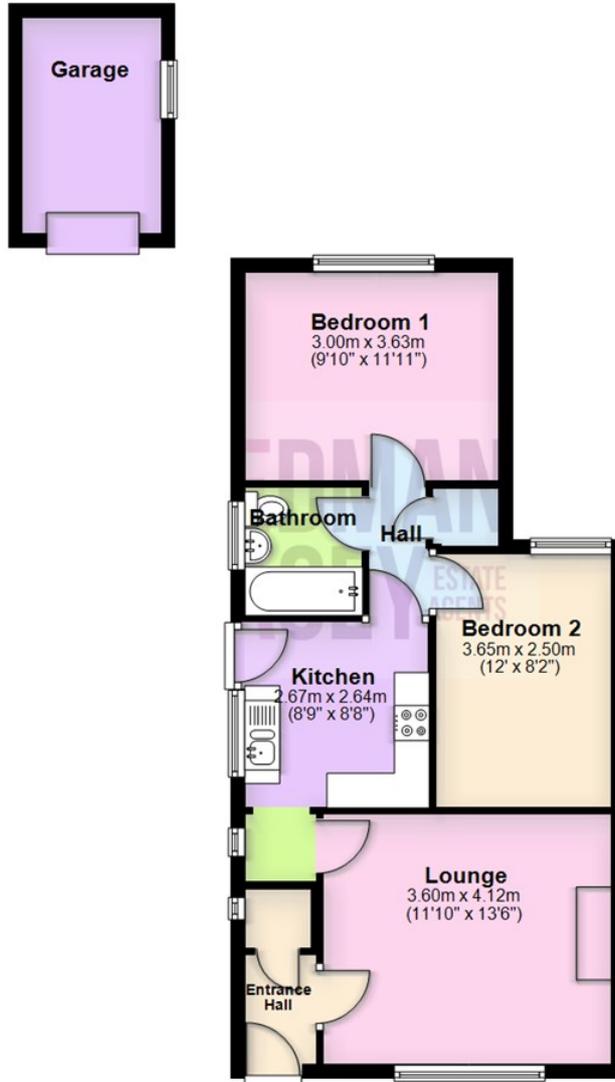
### **Outside**

Enclosed by dwarf brick wall and timber fencing front and side, paved pathway leading to front and side entrance doors with gravelled area and mature flower and shrub borders, paved driveway to the front and side leading to garage. Rear garden, timber fencing and mature hedge to rear and sides, paved pathway, raised sun, mature flower and shrub borders.



### Ground Floor

Approx. 59.5 sq. metres (639.9 sq. feet)



Total area: approx. 59.5 sq. metres (639.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>51</b>	<b>70</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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