

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | 86 | |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

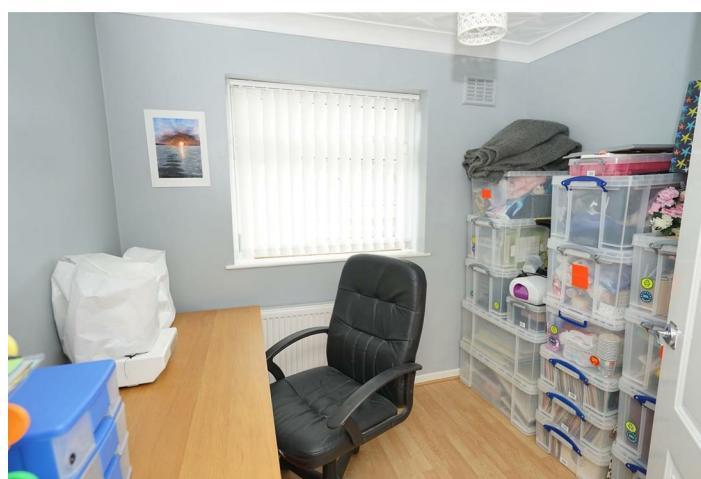
| Environmental Impact (CO ₂) Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

38 Broadstone Road, Harwood, Bolton, BL2 4AN

**** REDUCED **** Superbly presented three bedroom semi detached property set on a fantastic corner plot offering potential for expansion to the side and rear (subject to planning) and the ability to create your dream home. The property offers excellent accommodation with spacious lounge, fitted dining kitchen and conservatory, three generous bedrooms with the master having fitted wardrobes and family bathroom with three piece white suite. Useful loft room ideal as an office with storage and power. Outside there are gardens to three sides with parking off road for 5-6 cars in total along with a double garage, enclosed large lawned and patio areas to side and rear. Ideally located for access to local amenities, shops, schools and countryside, viewing is essential to appreciate all that is on offer.

£315,000





**** REDUCED **** Situated on this highly popular residential estate, ideally located for access to sought after local schools, shops and amenities, at present the property is a superbly presented 3 bedroom semi detached however the plot is huge and offers potential to the property offers a fantastic opportunity to create your dream home, with the opportunity to expand to the rear and side to create a stunning family home (subject to planning). The property comprises : Entrance hall, spacious lounge, fitted dining kitchen with island, conservatory, to the first floor there are three generous bedrooms the master has built in wardrobes and a family bathroom fitted with a three piece white suite. There is also a useful loft room, access from the landing via a pull down timber ladder it leads to a fully boarded, carpeted and plastered loft room with Velux skylight and radiator, this makes a fantastic office / playroom etc. Outside to the front is a double driveway and lawned area, through the gateway to the side of the house there is a paved hardstanding patio area offering a further two parking spaces, into the rear gardens there are large lawned gardens with ornamental pond and flower borders, a further double driveway leading to a detached double garage with power and light connected, Only by viewing this superb property can everything on offer be fully appreciated.

Entrance Hall

Built-in under-stairs storage cupboard, radiator, laminate flooring, dado rail, coving to ceiling, carpeted stairs to first floor landing, uPVC glazed composite entrance door with matching side panels, door to:

Lounge

12'10" x 11'6" (3.90m x 3.50m)

UPVC double glazed window to front, living flame effect electric fire set in feature marble surround, radiator, laminate flooring, coving to textured ceiling.

Kitchen/Diner

9'3" x 17'10" (2.82m x 5.44m)

Fitted with a matching range of base and eye level units with underlighting, drawers and contrasting worktop space, matching pantry cupboard with pull out drawers, matching island unit with storage under, 1+1/2 bowl composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated fridge, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, radiator, ceramic tiled flooring, ceiling with recessed spotlights, double door to:

Conservatory

UPVC double glazed construction with polycarbonate roof and power and light

connected, two windows to side, two windows to rear, double radiator, ceramic tiled flooring, patio door.

Landing

UPVC double glazed window to side, coving to textured ceiling, access to loft space with pull down ladder, door to:

Bedroom 1

11'4" x 10'8" (3.45m x 3.24m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobes with hanging rails and shelving, fitted matching bedside cabinets and drawers, radiator, dado rail, coving to ceiling.

Bedroom 2

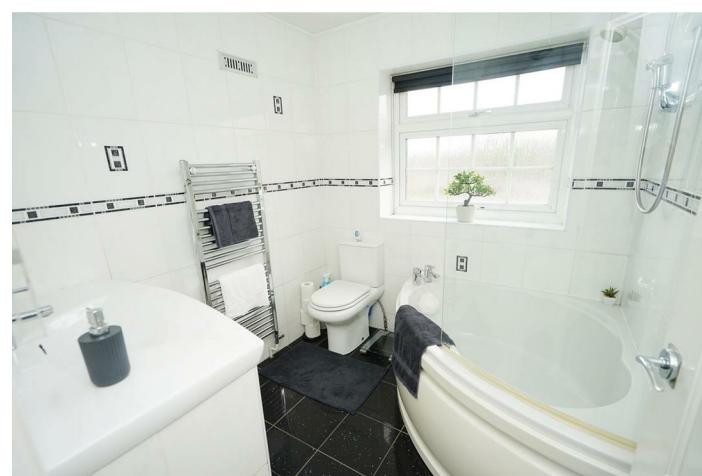
9'5" x 9'5" (2.86m x 2.87m)
UPVC double glazed window to rear, radiator, coving to textured ceiling.

Bedroom 3

6'8" x 8'3" (2.03m x 2.51m)
UPVC double glazed window to rear, radiator, laminate flooring.

Bathroom

Fitted with three piece modern white suite comprising corner panelled bath with electric shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, wall mounted mirror, ceramic tiled flooring, ceiling with recessed spotlights.



Loft Room

8'10" x 17'10" (2.69m x 5.44m)

Double glazed velux skylight to rear, radiator, vaulted ceiling, access to eaves space to both sides for storage, Fully boarded, carpeted and plastered out with velux skylight window to rear, wall mounted combi boiler serving heating and hot water.

Outside

Front garden, enclosed by dwarf brick wall to rear and sides with lawned area, concrete pathway leading to front entrance door and mature gravelled flower and shrub borders, double width concrete driveway to the front

and side with car parking space for two cars.

Side garden, concrete hard standing to the side with car parking space for two cars enclosed by timber fencing.

Private rear garden, enclosed by timber fencing rear and sides, paved sun patio, side gated access, to front of garage with lawned area and raised flower and shrub borders, paved pathway, ornamental pond with waterfall feature, detached double garage with power and light connected, roller door to front and side access door.