

20 Harrison Crescent, Blackrod, Bolton, Greater Manchester, BL6 5EX



## Offers Over £200,000

Three bedroom semi detached property offering excellent accommodation sold with no chain and vacant possession. The property offers flexible accommodation with lounge, fitted kitchen and bedroom / dining room to the ground floor along with two further bedrooms and bathroom to the first floor. Generous gardens to front and rear and off road parking for multiple cars. Viewing is essential to appreciate all that is on offer. MORE DETAILS TO FOLLOW

- Three Bedroom Semi Detached
- Fitted Bathroom with Three Piece Suite
- Vacant Possession
- Modern Fitted Kitchen
- No Chain
- EPC Rating - D



Situated on a popular residential estate in Blackrod is this three bedroom semi detached property that is very well presented throughout. The property has been refurbished to a high standard which includes modern fitted kitchen, a three piece family bathroom with shower over bath, redecoration and carpets and floor coverings. It comprises of entrance hallway, lounge with electric fire, fitted kitchen with dining space, the kitchen is finished with high gloss units and wood effect worktops and there is a third bedroom or separate dining room. Upstairs offers two further double bedrooms, the three piece family bathroom with brand new suite and there is landing space which can be utilised as office space. Externally the property benefits from an extensive drive which offers parking for several vehicles, the front garden which features graveled and shrub areas, the garden to rear offers lawned area, patio area and shed for storage. MORE DETAILS TO FOLLOW

### Entrance Hall

UPVC frosted double glazed window to front, built-in under-stairs storage cupboard, radiator, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

### Lounge 12'10" x 13'7" (3.92m x 4.15m)

UPVC double glazed window to front, living flame effect electric fire with tiled hearth, radiator, coving to ceiling, door to:

### Kitchen 12'8" x 8'11" (3.87m x 2.71m)

Fitted with a matching range of modern light grey base and eye level with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, wall mounted concealed gas combination boiler serving heating system and domestic hot water, double glazed side door, door to:

### Dining Room / Bedroom 3 10'7" x 10'10" (3.23m x 3.31m)

UPVC double glazed window to rear, radiator, coving to ceiling.

### Landing

UPVC double glazed window to front, built-in storage cupboard, door to:

### Bedroom 1 10'11" x 13'7" (3.32m x 4.13m)

UPVC double glazed window to front, radiator.

### Bedroom 2 8'11" x 12'7" (2.72m x 3.84m)

UPVC double glazed window to side, uPVC double glazed window to rear, radiator.



## Bathroom

Fitted with three modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear.

## Outside

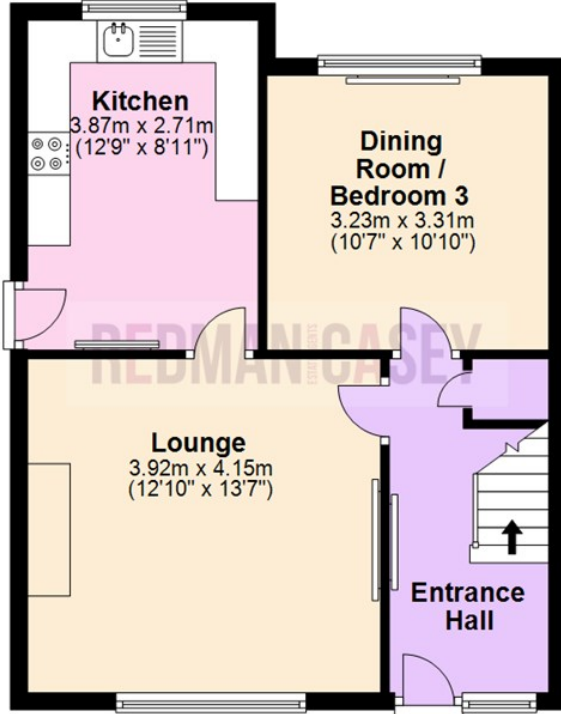
Front garden, enclosed by dwarf brick wall and timber fencing to front and sides with gravelled area and flower and shrub borders, extensive paved driveway to the front and side with car parking space for three cars.

Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio, greenhouse with lawned area, paved pathway, mature flower and shrub borders.



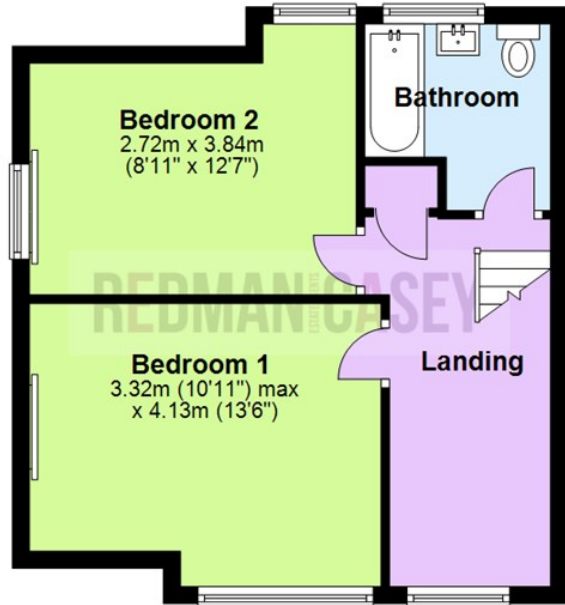
### Ground Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



Total area: approx. 84.5 sq. metres (909.4 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>                            | <b>66</b>               | <b>68</b> |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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>  | <b>64</b>               | <b>65</b> |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

