

18 Manor Gardens Hough Fold Way, Harwood, Bolton, BL2 3DR



Offers In The Region Of £150,000

Beautiful and spacious two bedroom apartment, perfect for those looking to downsize and retire in a peaceful accommodation, yet central to the village shops and amenities. Located in the highly sought after village of Harwood, Manor Gardens offers fabulous apartment living.

- 2 Bedroom 1st Floor Apartment
- Generous Sized Shower Room
- Optional Care Services Available
- Lift to all Floors
- EPC Rating C
- Spacious Living Accommodation
- Communal Areas and Gardens
- Over 55's Development
- No Chain & Vacant Possession
- Council Tax Band B



The apartment comprises deceptively spacious accommodation which is entered via generous hallway, the lounge is light and airy and opens via French doors onto a balcony which has a lovely out look where you can enjoy the outside space and watch the world go by. To the rear of the lounge is the fitted kitchen with integrated appliances. The main bedroom is light and airy and has access to the Jack and Jill shower room, bedroom two and a Jack and Jill shower room which is fitted with a three piece suite with a large walk-in shower. The accommodation also benefits from communal areas including a cosy lounge you can relax in if you would like a change of scenery from your apartment. Also, if you enjoy socialising with other residents and taking part in organised, by management, social events, here is the place you will love to be! Enjoy the lovely landscaped garden areas where you can appreciate the fresh air and outdoor space without the hassle of gardening! This desirable apartment offers independent living with the benefit of having on site care (if required). This apartment is sold with no chain, is ready to move into.

Entrance Hall 10'6" x 7'11" (3.20m x 2.42m)

Two built-in storage cupboard, electric radiator, door to:

Lounge 15'5" x 10'5" (4.71m x 3.17m)

Electric radiator, uPVC double glazed french doors leading to balcony, open plan, door to:

Balcony 3'3" x 10'5" (0.99m x 3.17m)

Kitchen 7'10" x 8'10" (2.40m x 2.68m)

Fitted with a matching range of beech effect base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted oven, four ring hob with extractor hood over, laminate flooring.

Bedroom 1 15'5" x 8'7" (4.71m x 2.62m)

UPVC double glazed window to rear, electric radiator, door to:

Shower Room 8'2" x 8'7" (2.50m x 2.62m)

Fitted with three piece suite with comprising, tiled double shower enclosure, wall mounted wash hand basin with mixer tap and WC with hidden cistern, full height ceramic tiling to two walls, extractor fan.

Bedroom 2 11'4" x 6'4" (3.46m x 1.93m)

UPVC double glazed window to rear, electric radiator.

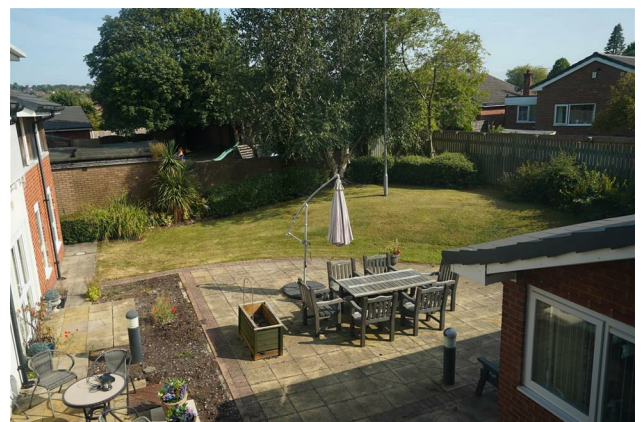
Outside

Generous communal gardens with large patio area, private parking for residents

Other Spaces

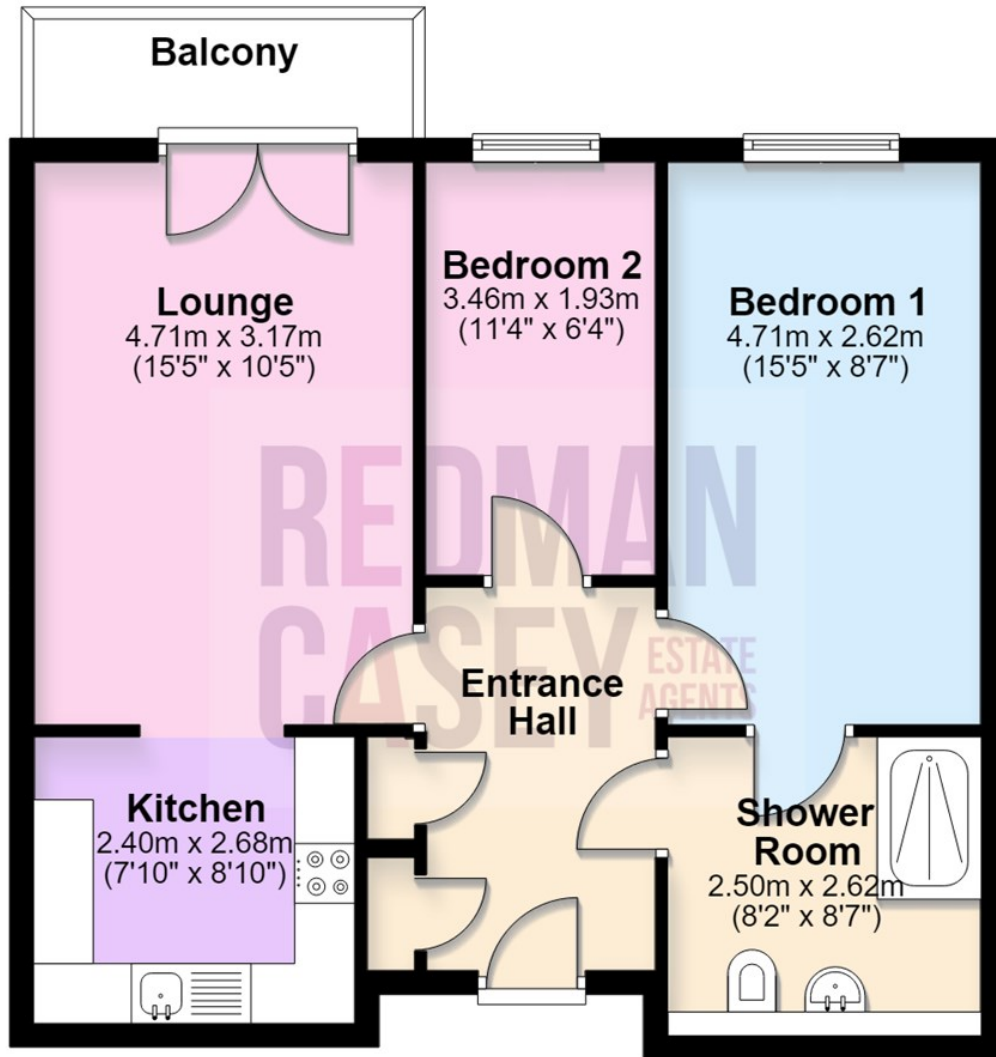


Communal lounge area overlooking the rear gardens.
Laundry room.



First Floor

Approx. 56.2 sq. metres (605.0 sq. feet)
(excluding Balcony)



Total area: approx. 56.2 sq. metres (605.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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 (CO₂) 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 	

