

Lea Gate Close, Harwood, Bolton

£270,000

Miller Metcalfe
Every step of the way

95 Lea Gate Close

Bolton

Presenting this well-proportioned three bedroom semi detached house situated on a corner plot, offered to the market with no onward chain and representing an excellent opportunity for families or those seeking a spacious home in a desirable location. The property is in need of modernisation throughout. This freehold property provides generous accommodation throughout, featuring a welcoming entrance hall that leads to a bright and airy lounge, perfect for relaxing or entertaining guests. The separate dining area offers ample space for family meals and gatherings, while the kitchen is fitted with a range of units, utility room (ideal for laundry and additional storage). Upstairs, the property boasts three comfortable bedrooms, all of which benefit from natural light and offer flexible space for family members or a home office. The family bathroom is tastefully presented and includes a fitted suite. Additional benefits include a driveway providing off-road parking, as well as a garage for secure vehicle storage or further utility needs. The property's layout has been thoughtfully designed to maximise space and functionality, making it a versatile choice for a growing family or those who appreciate generous living areas. With its convenient location, proximity to local amenities, reputable schools, and transport links, this property combines practicality with comfort. The absence of an onward chain ensures a straightforward purchase process, allowing buyers to move in without delay. Early viewing is highly recommended to fully appreciate the size, layout, and potential of this delightful family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





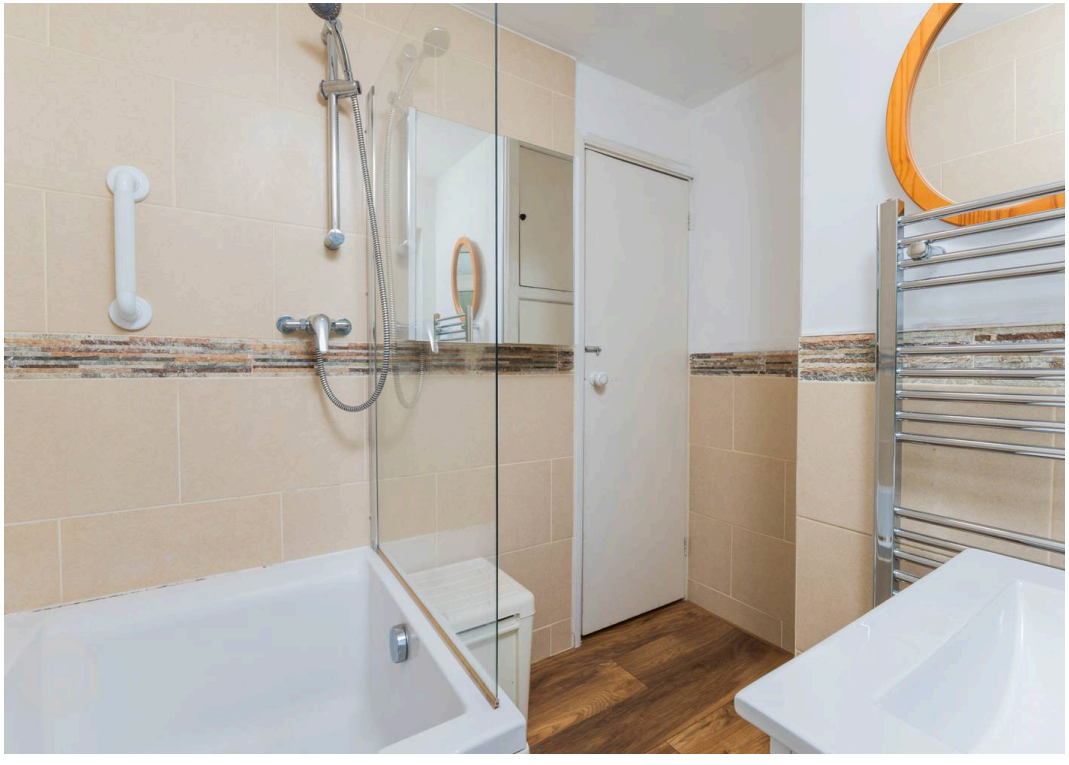






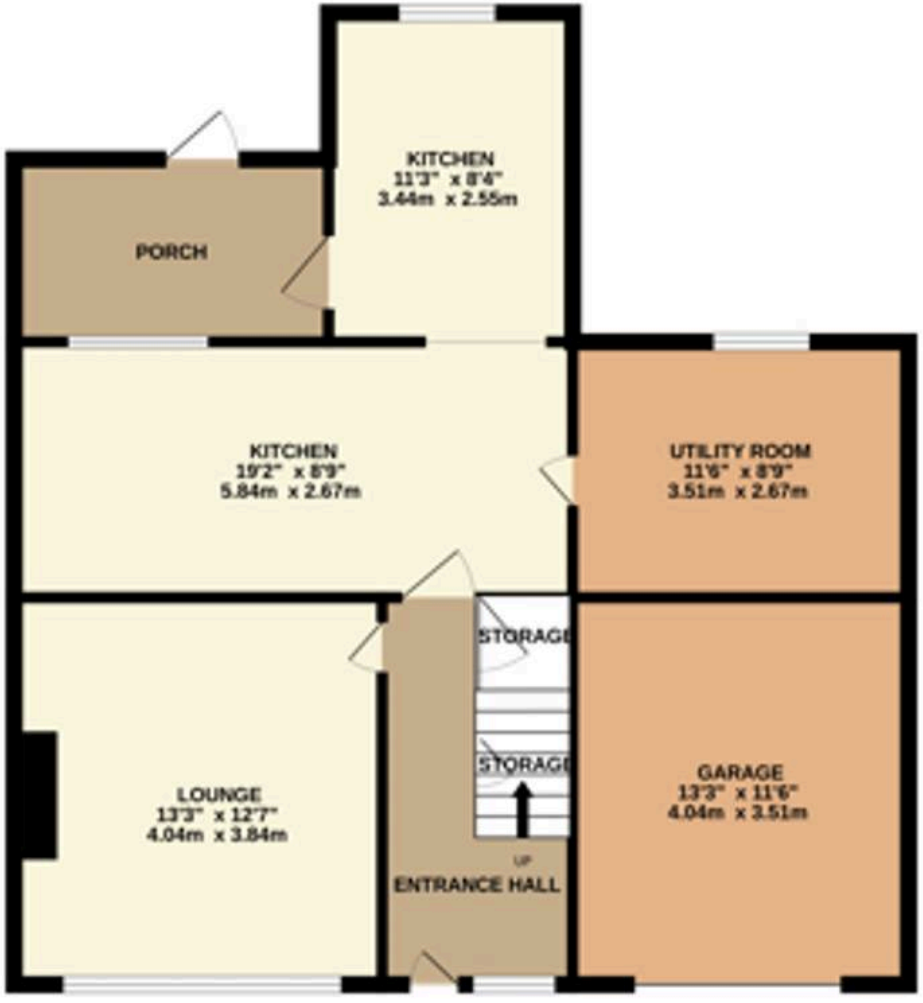




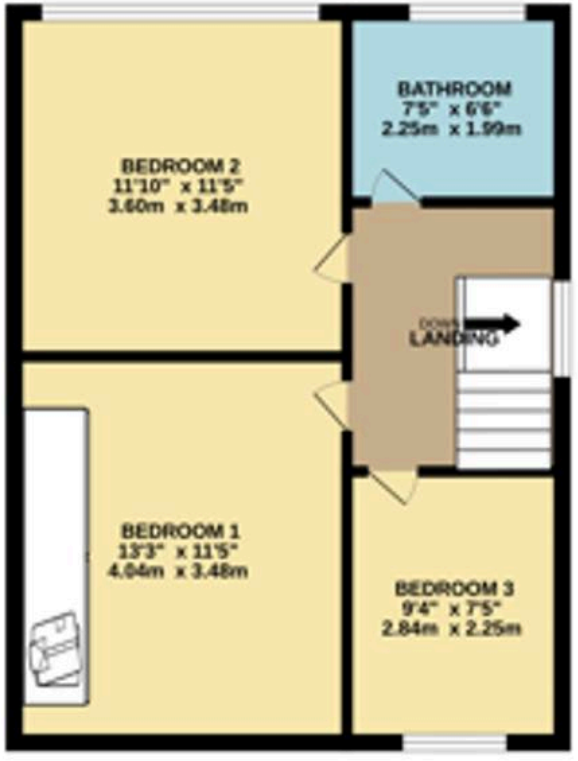




GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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