



## South Drive

Bolton, BL2 3NL

£275,000



Situated within a well-established neighbourhood in Harwood, this detached two bedroom bungalow is presented in excellent condition. A brief overview of the accommodation includes a lounge, kitchen, dining room, two bedrooms and bathroom, while externally the property benefits from a front lawn and tandem driveway, attached garage, and a lovely sun trap back garden.



## The Living Space

A central hallway welcomes you into the home, leading you to a spacious lounge which sits at the front and features a contemporary fireplace with inset lighting and an electric fire. The dual aspect windows allow plenty of natural light to flood in which creates a bright and airy feel.

The kitchen is adjacent to the lounge, which like the lounge is finished to a contemporary standard, with white gloss units, a complementary grey worktop, and tiled splashbacks. Integrated appliances within the kitchen include an oven, four plate gas hob and extractor, plus sink with swan neck mixer tap and inset drainer. And conveniently through an arched doorway in the corner of the kitchen is the dining room. The living spaces flow together and are all well-proportioned too.

## Bedrooms & Bathrooms

Both bedrooms in this lovely bungalow are good sized doubles overlooking the back garden, and the second benefits from large, fitted wardrobes too. This second bedroom is currently used as an office and second lounge area/day room – offering flexibility in usage if you don't need two bedrooms! And the bathroom features tiled walls and a white three piece suite including bath with shower, wash basin and WC.

## The Outside Space

In addition to the front lawn and tandem driveway, the property benefits from a back garden with lawn and flagged surrounds with shrub beds – providing ample opportunity for those with green fingers while being low maintenance if desired too. Due to the garden's east facing orientation, it's a great sun trap in the afternoon all the way through the evening! The property also has an attached garage at the end of the driveway – always a handy addition!

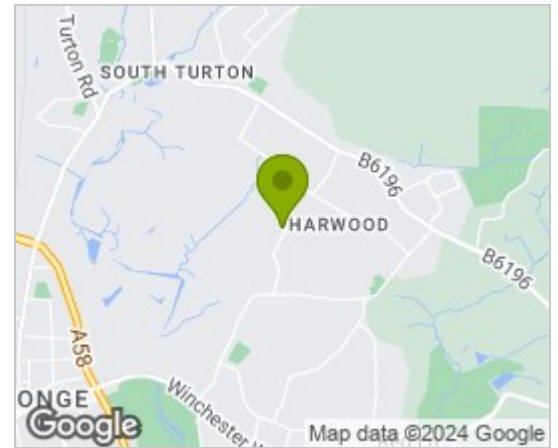
## A Convenient Harwood Location

South Drive is a well-established location in close proximity to the great variety of amenities in Harwood. Morrisons is just a minute or two in the car, and other independent shops, cafes, pubs and eateries allow a highly convenient lifestyle. The property is in a quiet suburban spot where everything you need is on your doorstep!

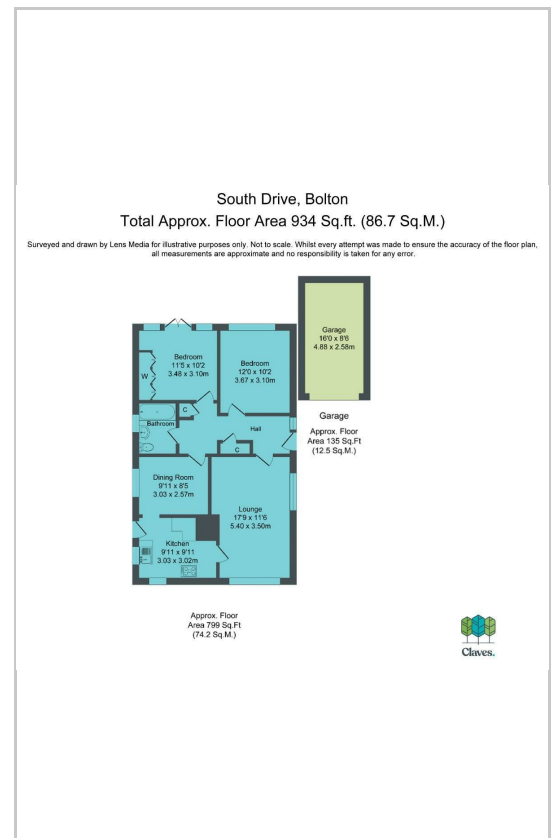
## Specifics

- The property is leasehold with a ground rent of £16 per annum.
- The exact length of the lease is TBC, we are advised there is 900+ years remaining.
- The tax band is C.
- There is gas central heating with a Worcester combi boiler which has been serviced annually since installation.
- The loft is part boarded with a pull down ladder.
- The property is alarmed.

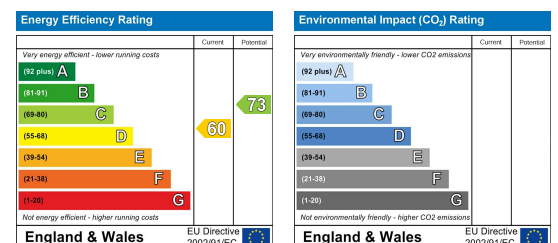
## Area Map



## Floor Plans



## Energy Efficiency Graph



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