



Independent Estate Agents
Cardwells Est. 1982

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OVERGREEN, HARWOOD, BL2 4LY



- MUCH IMPROVED DETACHED HOME
- EXTENDED TO REAR
- STUNNING OPEN PLAN KIT/DINER
- FAMILY ROOM WITH PATIO DOORS
- 3 BEDROOMS, MASTER WITH EN SUITE
- STYLISH FAMILY BATHROOM
- LANDSCAPED GARDENS
- VACANT POSSESSION

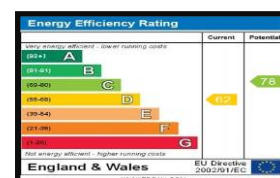


Offers in Excess of £295,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
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 11 Institute St, Bolton, BL1 1PZ
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Incorporating: Wright Dickson & Catlow, WDC Estates

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AVAILABLE WITH NO CHAIN...An extended, and stylishly presented (ready to move into), detached family home situated in a quiet cul de sac in the much admired village of Harwood, Bolton. The location of this wonderful property really is ideal for a modern family as it is within walking distance of well regarded Primary and Secondary schools, including; Harwood Meadows, Hardy Mill and St Catherine's School, while the village centre of Harwood is nearby with shops (Morrisons supermarket), superb restaurants (Baci and Roca are great for an evening meal / take away, while The Garden Shed Ice Cream Parlour is perfect for a Sunday afternoon trip with the family). Locally there are superb sporting facilities with Harwood Golf Club, Bradshaw Cricket Club, Bradshaw Tennis Club and Bowling Clubs nearby. There is beautiful local countryside ready to be explored on foot or on bike including Longsight Park and Seven Acres Country Park whilst the West Pennine Moors are within easy reach. From the Harwood village position it is easy to travel to both Bolton and Bury via road and as such is a superb base for those commuting to work. Importantly the property is available with no further upward chain and early vacant possession, so it is hoped that a prompt completion can be arranged once the sale is agreed. This superbly presented and modern detached home has been redesigned and significantly enhanced; benefiting from a contemporary style open plan kitchen / diner with high quality professionally fitted gloss units, solid black (with reflective detailing) worksurfaces and Indian Sandstone flooring, the lounge has been extended to the rear complete with a vaulted ceiling area flooded with natural lights from the windows to the side and the rear, there is separate family room / sitting room with double patio doors off to the rear garden. To the first floor there is landing and three bedrooms, the master enjoys a stylish three piece en suite shower room and modern family bathroom suite with designer tiling. The rear garden has been landscaped with easy maintenance and all year round use in mind, and there is private side by side off road driveway car parking to the front. This contemporary detached home benefits from gas central heating and double glazing amongst an array of features that really need to be seen to be fully appreciated. In the first instance there is a walk through viewing video available to watch and then a personal viewing appointment can be arranged by Cardwells Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Kitchen diner: 22' 3" x 16' 5" (6.77m x 5.00m) Downlights, two double glazed windows to the front, radiators, Indian sandstone flooring, open plan modern high gloss kitchen with one and half stainless steel sink with mixer tap and drainer, integrated five ring gas hob with double electric oven, integrated fridge/freezer, dishwasher, washing machine, breakfast bar.

Lounge: 21' 6" x 13' 5" (6.55m x 4.09m) Downlights, vaulted ceiling, radiators, laminate flooring, double glazed window to the rear and side.

Family room: 9' 6" x 9' 3" (2.90m x 2.82m) Downlights, radiator, laminate flooring, double glazed French doors leading to the patio at the rear.

Landing: Downlights, loft access with ceiling ladder.

Bedroom 1: 13' 9" x 9' 9" (4.20m x 2.97m) Ceiling light point, double glazed windows to the rear, fitted wardrobes, radiator.

En suite: 8' 3" x 4' 2" (2.51m x 1.27m) Downlights, Wc, pedestal sink, walk in shower cubicle, radiator, tiled splashback to the walls, double glazed window to the rear.

Bedroom 2: 10' 8" x 8' 4" (3.25m x 2.54m) Ceiling light point, double glazed window to the front, fitted wardrobes, television point.

Bedroom 3: 8' 3" x 7' 9" (2.51m x 2.36m) Ceiling light point, double glazed window to the front, fitted wardrobes, fitted cupboard with television point.

Bathroom: 8' 5" x 6' 4" (2.57m x 1.93m) Downlights, Wc, vanity unit with inset sink, panelled bath with mixer tap and electric shower over, tiled flooring and walls. Storage cupboard with wall mounted boiler.

Outside: Driveway parking to the front with a low maintenance garden to the rear which has a patio area with steps leading to an elevated decking area.

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research shows the band is D, annual charges £1960

Flood risk information: Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Thinking of selling: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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