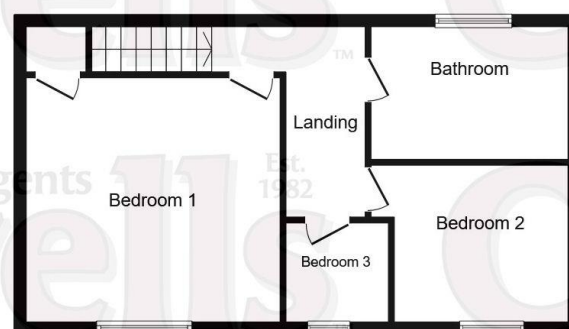


Ground Floor



First Floor

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LONGSIGHT, HARWOOD, BL2 3JF



- Stunning Freehold stone cottage
- Sought after area of Harwood
- Three bedrooms (third more a nursery)
- Low maintenance gardens to the front & rear
- Beautiful exposed feature stone walls
- Original wood beams
- Kitchen/diner, lounge and office
- Close to many local amenities



Offers Over £260,000

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

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Situated within the ever popular area of Harwood is this stunning FREEHOLD stone cottage. The property is close to many local amenities including a doctors, dentist, Morrisons and schools. Entering the property you are greeted to a superb stone feature wall within the kitchen/diner. The kitchen area has a range of fitted wall and base units with a multi fuel range oven set within a chimney and really gives the home that "Farmhouse" feeling. From the kitchen you enter into a spacious lounge which has original wood beams to the ceiling and windows to the front and the rear providing plenty of natural light. The office is located just off the lounge and has fitted units. To the first floor there are three bedrooms and a bathroom. The master bedroom is a large double room with plenty of fitted wardrobes and a storage cupboard over the stairs. The second bedroom is a good sized single room with a double glazed window to the front. The third bedroom is really more for a nursery or office space and once originally the bathroom. The current bathroom is simply stunning with part wooden clad and part exposed stone walls. Within the bathroom there is a four piece suite comprising a claw foot bath, wc, wash hand basin and walk in shower cubicle. Externally there is a low maintenance stone and slate garden with raised bedding to the front of the property. To the rear of the property another low maintenance garden with a seating area, a greenhouse plus a handy stone storage shed. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 email bolton@cardwells.com.uk or visit cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Tiled flooring, door leading into the kitchen/diner.

Kitchen/diner: 17' 5" x 14' 5" (5.31m x 4.39m) Beautiful "Farmhouse" style kitchen with part exposed stone feature walls and the rest plastered. The kitchen has a range of fitted wall and base units with integrated fridge, freezer, space for a washing machine, dishwasher and multi fuel range oven set into the stone chimney, sink with mixer tap and drainer, tiled flooring, radiator, double glazed window to the front, original wood beams to the ceiling.

Lounge: 17' 5" x 14' 8" (5.30m x 4.46m) Spacious lounge with gas fire and stone fireplace, dual aspect windows to the front and the rear, stable door leading to the rear garden, original wood beams to the ceiling.

Office: 10' 11" x 6' 4" (3.33m x 1.93m) Wall lamps, fitted desk and drawers, double glazed window to the side.

Landing: Radiator, wood flooring, loft access.

Bedroom 1: 14' 8" x 14' 2" (4.48m x 4.31m) Large double bedroom with fitted wardrobes and dressing table, storage cupboard over the stairs, loft access, radiator, double glazed window to the front.

Bedroom 2: 9' 5" x 8' 4" (2.86m x 2.53m) Radiator, double glazed window to the front.

Bedroom 3: 5' 11" x 5' 9" (1.81m x 1.75m) Double glazed window to the front, radiator, ideal as an office or a nursery.

Bathroom: 11' 3" x 7' 9" (3.43m x 2.35m) Large, stylish bathroom incorporating a four piece suite with part wooden clad, part exposed feature stone wall with lime mortar, wooden flooring, towel radiator, wc, wash hand basin, free standing claw foot bath, walk in shower cubicle, double glazed window to the rear.

Externally: To the front of the property there is a low maintenance stone and slate garden with raised bedding. To the rear of the property another low maintenance garden with a seating area, a greenhouse plus a handy stone storage shed.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band D with Bolton Council at an approximate cost of around £1,960 per annum.

Flood Risk: 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.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: 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

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

