



Floor Plan

Independent Estate Agents  
**Cardwells** Est. 1982

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**LABURNUM PARK, BRADSHAW, BL2 3BX**



- No onward chain
- Detached bungalow
- Three bedrooms
- Sought after area of Bradshaw
- Close to Turton & Canon Slade
- Front and rear gardens
- Driveway and garage parking
- Some modernisation required



**£230,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with no onward chain and located within the ever desirable area of Bradshaw is this detached bungalow, which does require some updating. The property is handily placed within the catchment areas of both Turton and Canon Slade schools with also being a short drive from all the amenities within Harwood. You enter into the property via an entrance hall to the lounge/dining room with windows to the front, back and side which provides plenty of natural light. From here you walk into the inner hallway with an external door that leads to a covered courtyard. The hallway also leads to the kitchen and four piece bathroom suite. The three bedrooms are to the rear of the property, two of the bedrooms are double in size and both overlook the rear garden, whilst the third is a single bedroom, previously used as an office. At the front of the property there is a lawned garden with flower beds and good sized driveway leading to the garage at the rear. From the covered courtyard, which is accessed from the inner hallway, you have a gate which leads to the front of the property and a door which leads down a covered passageway to the rear lawned garden with flower beds and borders. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [cardwells.co.uk](http://cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall:** Ceiling light point.

**Lounge/Dining Room:** 18' 6" x 13' 9" (5.65m x 4.20m) Ceiling light point, double glazed windows to the front, rear and side, gas fire, radiators.

**Inner Hallway:** Ceiling light point, loft access, radiator, double glazed door leading to the covered courtyard.

**Kitchen:** 9' 11" x 7' 4" (3.01m x 2.24m) Ceiling light point, double glazed window to the side and a door to the side, radiator, fitted wall and base units with stainless steel sink unit with mixer tap and drainer, space for a electric cooker, dishwasher, fridge/freezer and washing machine.

**Bathroom:** 7' 6" x 5' 10" (2.29m x 1.78m) Ceiling light point, double glazed window to the side, four piece suite incorporating a WC, wash hand basin, panel bath with mixer tap and a shower cubicle.

**Bedroom One:** 11' 0" x 8' 11" (3.35m x 2.72m) Ceiling light point, double glaze window to the rear, radiator, fitted wardrobes.

**Bedroom Two:** 10' 11" x 9' 5" (3.33m x 2.86m) Ceiling light point, double glazed window to the rear, radiator.

**Bedroom Three:** 8' 11" x 7' 8" (2.72m x 2.33m) Ceiling light point, double glaze window to the rear, radiator, fitted wardrobes.

**Externally:** To the front of the property there is a lawned garden and a good sized driveway leading to the garage at the rear. From the covered courtyard, which is access from the inner hallway, you have a gate which leads to the front of the property and a door which leads down a covered passage way to the rear lawned garden with flower beds and borders.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 12 January 1959.

**Council Tax:** Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band c with Bolton Council at an approximate cost of around £1742 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](mailto:bolton@cardwells.co.uk) or visiting; [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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