



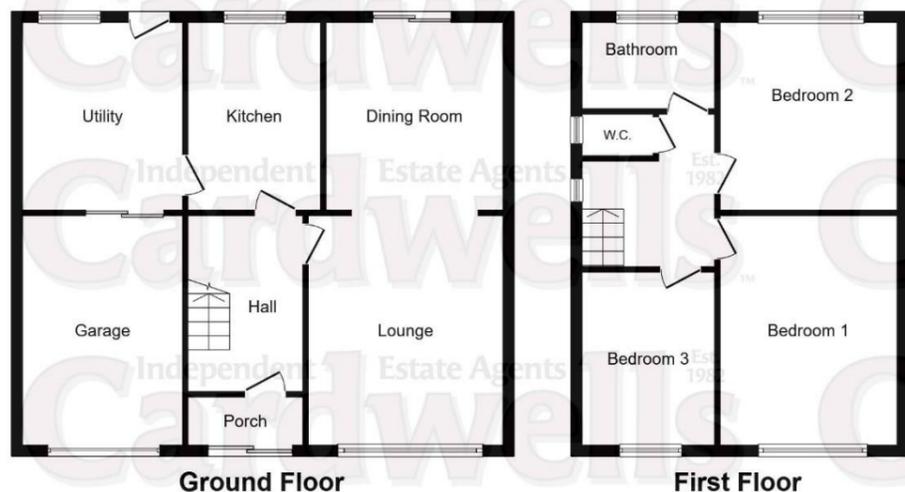
Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

BROOKSIDE CLOSE, HARWOOD, BL2 4AP



- No onward chain
- Semi detached family home
- Three good sized bedrooms
- Two reception rooms
- Kitchen and utility area
- Driveway and garage parking
- Walking distance of primary school
- Needing some modernisation



Offers in Excess of £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

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Independent Estate Agents
Cardwells Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Situated within a quiet cul-de-sac and located within a short walk to St. Maxentius primary school is this well loved semi detached family home, which is offered for sale with no onward chain. The property, whilst needing some modernisation, is a very good size and backs onto Bradshaw Brook. Internally the accommodation comprises an entrance porch, hallway, lounge which leads into the dining room, kitchen, utility and garage to the ground floor. To the first floor there are three good sized bedrooms, two of which are double, shower room and separate wc. Externally there is a flower bed and block paved driveway parking which leads to the garage at the front with a good sized patio area with borders which drops down to Bradshaw Brook at the rear. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Double glazed patio doors leading into the porch.

Entrance Hallway: Ceiling light point, radiator, stairs to the first floor.

Lounge: 12' 3" x 14' 5" (3.73m x 4.39m) Wall lamps, radiator, double glazed window to the front.

Dining Room: 11' 9" x 11' 1" (3.59m x 3.39m) Wall lamps, radiator, double glazed patio doors leading onto the patio area.

Kitchen: 10' 9" x 8' 4" (3.27m x 2.54m) Downlights, double glazed window to the rear, fitted wall and base units with integrated electric hob, electric oven, dishwasher, space under the stairs for the fridge/freezer, one and half stainless steel sink with mixer tap and drainer, double glazed window overlooking the rear garden, tiled splashback to the walls.

Utility Room: 10' 6" x 10' 10" (3.20m x 3.30m) Ceiling light point, wall mounted boiler, radiator, single glazed window and door leading to the garden, fitted base units with space for a washing machine and dryer, door leading to the garage.

Landing: Ceiling light point, double glazed window to the side, radiator.

Bedroom One: 14' 5" x 11' 3" (4.39m x 3.42m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the front.

Bedroom Two: Ceiling light point, fitted wardrobes, radiator, double glazed window overlooking the garden to the rear.

Bedroom Three: 10' 10" x 8' 6" (3.31m x 2.59m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the front.

Shower Room: 5' 5" x 7' 11" (1.65m x 2.42m) Downlights, vertical ladder radiator, vanity unit with inset sink, walk in shower cubicle, tiled floor and walls, double glazed window to the rear.

Separate wc: Downlights, wc, double glazed window to the side, tiled floor and walls.

Garage: 16' 8" x 10' 10" (5.09m x 3.31m) Ceiling light point, radiator, up and over garage door.

Outside: To the front of the property there is a flower bed and block paved driveway parking which leads to the garage. At the rear of the property there is a good sized patio area with borders which drops down to Bradshaw Brook at the rear.

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.

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 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

