



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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NAB MOOR ARTHUR LANE – HARWOOD – OFFERS IN EXCESS OF £625,000

A beautiful freehold four bedroom detached true bungalow of an individual design, with living accommodation that extends to a spacious 2,314 sq ft (approx) and set in a generous plot of around 0.21 of an acre. Improvements in 2023 have elevated the EPC rating to a superb, energy efficient B rating. Our clients would perhaps consider a Part Exchange, so this could allow potential buyers a straight forward move into a wonderful detached home. The bungalow sits in a wonderful tucked away position adjacent to fields, enjoying fabulous far reaching views with a countryside/rural feel, yet is set on the periphery of Harwood village. The highly regarded Baci restaurant and Harwood Golf Club are both within walking distance, whilst popular schools, shops, medical facilities and the wonderful sporting and recreational facilities of Harwood and the surrounding areas are within easy reach. The town centres of both Bolton and Bury are just a short drive away. The family sized bungalow has been improved both internally and externally by our clients, and enjoy spacious accommodation which briefly comprises: a grand reception, hallway, powder room/WC, open plan kitchen/breakfast/diner, complete with Neff appliances, separate utility room, the three reception rooms each enjoy the wonderful aspect over the fields (these are formal living room, sun lounge with circular bay style windows and a sitting room), there is an inner hallway which leads to the four double bedrooms, the master bedroom enjoys fitted furniture and a beautiful en suite shower room, two of the other bedrooms overlook fields and have fitted wardrobes. Main bathroom is simply stunning with a roll top/clawfoot slipper bath and separate shower area. Externally there is a detached double garage and plenty of private driveway. Parking set behind the double vehicle access gates. The garden has recently been professionally landscaped and now enjoys a sunny position with lawn patio areas ideal for entertaining and children to play. Thought to date from around 1982, the spacious property is warmed via a Vaillant gas central heating boiler, there is double glazing throughout, a security alarm, and there really is a great deal to admire. Viewing comes with our highest recommendations, to appreciate everything that is on offer, not least the wonderful views. In the first instance there is a video to watch to set the scene then a personal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting; www.Cardwells.co.uk

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

The approximate floor area extends to around 2,314 sq ft.

Reception hall: 16' 3" x 9' 10" (4.95m x 2.99m)

A grand and welcoming reception hallway with most impressive leaded glass twin double doors, hardwood plank flooring detailed cornices and dado rails, two radiators, neutral decorations and double glazed windows to both sides of the entrance doors.



Living room: 22' 10" x 15' 1" (6.95m x 4.59m)

Two double glazed picture windows which look over the field and enjoy the views, fitted blinds, marble fireplace with inset gas fire and reclaimed timber surround and mantle, new carpets fitted 2020, two radiators, internal double glazed doors into the sun lounge.



Guest W.C: 7' 4" x 3' 3" (2.23m x 0.99m)

Glass wash hand basin bowl and concealed flush WC, Amtico floor tiling, ceramic tiled walls, heated towel rail, extractor.



Tenure:

Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold

Bolton council tax:

The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The detached bungalow is G rated which is at an approximate annual cost of £3,266 (at the time of writing).

Drainage:

There is private septic tank drainage that we understand to of been last serviced in early 2022. Our clients advise us that the tank will be emptied between exchange of contracts and completion of the sale.

Sale completion:

Our clients require a minimum of one month between exchange of contracts and the completion of the sale.

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.

Sun room: 15' 1" x 15' 3" (4.59m x 4.64m)

Measured at maximum points into the circular bay of the room. This is a fabulous room flooded with natural light with large circular uPVC bay style windows which overlook the views, new carpets 2020, radiator, door off to the dining area of the open plan kitchen.



Sitting room: 15' 1" x 13' 4" (4.59m x 4.06m)

Large picture uPVC double glazed window overlooking the field and enjoying the views, matching hardwood plank flooring to the reception hallway, wall lights, radiator.



Open plan kitchen diner: 29' 2" x 15' 7" (8.88m x 4.75m)

Measured a maximum points. A sizeable, stylish and bespoke fitted kitchen with designer worktops that extend into the breakfast bar, NEFF oven/grill, NEFF dishwasher, NEFF 5 ring hob with glass and stainless steel extractor over, NEFF microwave oven, integrated wine cooler, fitted glass display shelving, Amtico flooring, radiator, spot lighting to the kitchen and dining space, double glazed patio door off to the rear garden, fitted blinds.





Utility room: 12' 6" x 4' 7" (3.81m x 1.40m)
Accessed directly from the kitchen, fitted with stylish units and an anti-scratch stainless steel single bowl sink and drainer, uPVC window with fitted blinds, plumbing for washing machine and space for a dryer, concealed Vailant gas combination central heating boiler which was new in 2020 with warranty, radiator, fitted display shelving, uPVC double glazed door off to the garden.



Inner hallway: 21' 5" x 3' 3" (6.52m x 0.99m)
Accessed from the reception hallway there is a door off to this area which serves the four bedrooms and family bathroom. Hardwood plank flooring, double storage cupboard, loft access point, radiator.

Master bedroom: 15' 5" x 15' 0" (4.70m x 4.57m)
Quality professionally fitted bedroom furniture with wardrobes to one wall, dressing area with matching drawers and spot lighting, bedside drawers and additional wardrobes and storage space, picture window to the side which overlooks the field and enjoys far reaching views, fitted blinds, radiator, ceiling light and fan, quality carpet.



En suite: 7' 1" x 5' 1" (2.16m x 1.55m)
A stylish and thoughtfully designed three-piece shower room suite with large wash hand basin sat on reclaimed timber base with fitted drawers under, matching housing to the dual flush WC, large walk in shower enclosure with folding glass partition, circular double glazed window, matching stylish floor and wall tiling, heated towel rail, spotlighting.



Bedroom 2: 15' 0" x 11' 6" (4.57m x 3.50m)
Large uPVC picture window to the side which enjoys the aspect over the field and far reaching views, fitted blinds, radiator, spot lighting, plug socket with USB connections. Professionally fitted furniture giving 5 wardrobes/storage areas and drawers.



Bedroom 3: 12' 0" x 9' 10" (3.65m x 2.99m)
uPVC window, fitted blinds, radiator, stylish spot lighting, stylish professionally fitted wardrobes with sliding doors.



Bedroom 4: 12' 1" x 9' 3" (3.68m x 2.82m)
uPVC window, fitted blinds, radiator, feature wallpaper to one wall. This is a double sized bedroom but may also make an ideal place to work from home if so required.



Bathroom: 11' 11" x 8' 7" (3.63m x 2.61m)
A stunning four-piece family bathroom suite with freestanding style slipper bath complete with rolltop and clawfoot design, large shower area, high cistern pull chain WC, 'Old England' pedestal wash hand basin. Frosted glass uPVC window, fitted blinds, feature mosaic floor tiling around the bath.



Double garage: 20' 0" x 18' 1" (6.09m x 5.51m)
Measured externally. Electric open over vehicle access door with power and lighting, pedestrian door to the side.

Parking:

The property is accessed via grand double vehicle entrance gates which lead to re-laid driveway providing an abundance of private off-road parking which extends to the side of the garage.



Gardens:

The detached bungalow occupies a generous size plot in a peaceful position being tucked away from the road with open fields adjacent providing superb views from both the bungalow and the gardens. The rear garden has been landscaped and enjoys a sizeable lawn area, paved patio space, outside lighting and a tap. This is a wonderful space for children to play and enjoy the lovely views.

