



Independent Estate Agents Est. 1982
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STITCH MI LANE, HARWOOD, BL2 4HR



- Semi detached family home
- Three good sized bedrooms
- Lounge and dining area
- Large orangery
- Family bathroom
- Low maintenance gardens
- Driveway parking at the front
- Kitchen with a range of fitted units



Offers in the Region Of £275,000

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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located within the Harwood area of Bolton and within a short walk to St Catherine's Academy is this well maintained semi detached family home. Harwood has always been an attractive area for people to live with its many local shops and within a short drive to the countryside. You enter into a large open entrance hallway which has a cloakroom/wc just off it. The hallway opens into a good sized lounge which in turn opens up into a dining area. The kitchen has a range of fitted wall and base units with complementary workspaces and space for all the appliances we need. From the dining area there are double glazed French doors, which lead into a large orangery glass room with double glazed French doors leading onto the low maintenance garden. The first floor has three good sized bedrooms, two are double rooms with fitted wardrobes and a three piece bathroom suite. Externally there is a low maintenance wood chipped flower bed with a block paved driveway which comfortably fits two good sized cars to the front. Low maintenance flagged rear garden with a good sized garden room (converted garage). For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: 11' 0" x 10' 11" (3.36m x 3.32m) Ceiling, light point, storage cupboard, radiator, stairs to the first floor.

Cloakroom/wc: 7' 1" x 3' 10" (2.16m x 1.16m) Ceiling light point, wc, wash hand basin, vertical ladder radiator, tiled floor with splashback to the walls, double glazed window to the front.

Lounge: 17' 11" x 10' 0" (5.47m x 3.06m) Radiator, double glazed window to the rear, ceiling light point, open into the dining area.

Dining Area: 9' 1" x 7' 10" (2.78m x 2.39m) French doors leading into the orangery, ceiling light point, radiator.

Orangery: 17' 10" x 11' 1" (5.44m x 3.37m) Radiator, ceiling light points, laminate effect flooring, double glazed French doors leading onto the rear garden.

Kitchen: 11' 5" x 8' 2" (3.47m x 2.50m) Double glazed window and door to the side, radiator, under stairs storage, wall mounted boiler, range of fitted wall and base units with extractor fan, five ring gas hob, electric oven, space for a fridge/freezer, washing machine, dishwasher, one and a half stainless steel sink with mixer tap and drainer, ceiling light point.

Landing: Double glazed window to the front, loft access, ceiling light point.

Bedroom 1: 14' 8" x 10' 1" (4.47m x 3.08m) Double glazed window to the rear, radiator, ceiling light point, fitted wardrobes.

Bedroom 2: 10' 0" x 9' 6" (3.06m x 2.90m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom 3: 9' 1" x 8' 4" (2.78m x 2.54m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom: 8' 6" x 5' 3" (2.60m x 1.60m) Double glazed windows to the side, wc, vanity unit with inset sink, bath with mixer tap and shower above, vertical ladder radiator, tiled floor and walls, ceiling light point.

Externally: To the front of the property there is a low maintenance wood chipped flower bed with a block paved driveway which would comfortably fit two good sized cars. At the rear of the property there is a low maintenance flagged garden with a good sized garden room (converted garage).

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 10 April 1972

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 £1909 per annum.

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.

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Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

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

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