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Cardwells Est. 1982

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DOWN GREEN ROAD, HARWOOD, BL2 3QD



- Extended detached true bungalow
- Three double bedrooms
- Double (tandem length) garage
- Large driveway providing superb parking
- Sizable lounge, dining room extension
- Conservatory, fitted kitchen with appliances
- Boiler circa 1yr old, double glazing, alarm
- Beautiful landscaped garden areas



£325,000

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Floor Plan

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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.

An extended three bedroom, detached true bungalow which enjoys a wonderful aspect towards Winter Hill to the front and beautiful landscaped, enclosed rear gardens. Situated in the heart of Harwood village, the bungalow is perfectly placed for the excellent every day amenities of the area, including: shops, restaurants, medical facilities, transport links and of course, some beautiful local countryside. The bungalow has been extended to the rear with accommodation which briefly comprises: entrance hallway, spacious living room which opens up into the dining area, conservatory, fitted kitchen complete with appliances, inner hallway, professionally fitted master bedroom, two additional double bedrooms and a three piece bathroom suite. Externally a generous driveway serves the double length (tandem) garage which has been internally divided to give car parking to the front and a workshop/work from home space to the rear. The gardens are beautiful and have been professionally landscaped and maintained. The property benefits from a gas combination central heating boiler which is around one year old and comes with a guarantee, double glazing a security alarm system and even a ring doorbell. In the first instance there is a walk-through viewing video available to watch and then a personal inspection can be arranged by calling Cardwells Estate Agents Bolton on: 01204 381281, emailing: bolton@cardwells.co.uk or visiting: www.cardwells.co.uk. in the first instance there is a walk through viewing video available to watch.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 5' 4" x 5' 2" (1.638m x 1.581m) Quality entrance door is double glazed, windows to either side, radiator.

Living room: 17' 7" x 11' 4" (5.360m x 3.448m) uPVC window to the side, two radiators, the living room opens up into the dining area.

Dining area: 10' 5" x 6' 8" (3.174m x 2.022m) Large picture uPVC window overlooking the rear garden, radiator, double doors off into the conservatory.

Conservatory: 11' 1" x 7' 3" (3.380m x 2.22m) uPVC double glazed conservatory with double doors which open out onto the rear garden, there is a glass roof allowing, the whole room to be flooded with natural light and additionally there is a radiator. The vendor is willing to consider leaving the furniture.

Kitchen: 9' 10" x 9' 11" (3.002m x 3.029m) A professionally fitted kitchen with a generous range of matching white drawers, base and wall cabinets importantly, all of the kitchen appliances are included in the sale and these are: Bosch dishwasher, American style fridge/freezer with ice and chilled water options, washing machine, dryer, cooker with double oven/grill and four ring electric hob with extractor, white ceramic sink and drainer, uPVC window, spot lighting, radiator.

Internal hallway: 9' 8" x 7' 6" (2.951m x 2.277m) Measured at maximum points into the floor to ceiling storage area, radiator, loft access point.

Bedroom 1: 12' 0" x 9' 10" (3.648m x 3.005m) Large uPVC window to the front through which the wonderful aspect towards Winter Hill and the quarry can be enjoyed, there are fitted blinds to the window and a superb range of professionally fitted furniture providing: five wardrobes, display shelving, dressing area with drawers, bridging cabinets and bedside drawers, radiator.

Bedroom 2: 11' 5" x 9' 11" (3.482m x 3.032m) Large uPVC window to the front, through which the wonderful aspect towards Winter Hill and the quarry can be enjoyed, radiator.

Bedroom 3: uPVC window to the side, radiator.

Shower room: 8' 2" x 6' 1" (2.500m x 1.850m) Measured at maximum points. A professionally fitted white three-piece shower room suite comprising generously sized shower enclosure, wash hand basin and dual flush WC with fitted storage space, heated towel rail, uPVC window, extractor, spot lighting.

Approximate plot size: The overall approximate plot size extends to around 0.09 of an acre.

Garage: The garage is in essence a double length tandem garage with an internal partition separating the two areas. To the front the single garage area is around 4.8 70X 2.528 with a vehicle entrance up and over door and internal pedestrian door into the rear portion of the garage which is around 5.883X 3.091. This has 2 uPVC windows to the side and a pedestrian door into the garden. The garage is served by a sizable private driveway providing additional off-road car parking space.

Garden: The rear garden has been professionally landscaped and is fully enclosed, during the landscaping works an underground drainage system was fitted to avoid the build up of any moisture on the grass etc. There is an elevated patio area ideal for sitting out in the sunshine, a shaped lawn, gravel terrace area with mature shrubs and trees to the borders which enhance the privacy. There is a generously sized pet pen to the rear of the garage which could easily be modified into a pergola. The front garden is predominantly laid to lawn with colourful shrubs to the borders.

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 as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is D at an annual cost of around £2,147 per annum.

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