



BRAMDEAN AVENUE, HARWOOD, BL2 3HF



- No onward chain
- Four good sized fitted bedrooms
- Family bathroom and cloakroom/wc
- Lounge and dining room
- Conservatory
- Well presented front and rear gardens
- Driveway and garage parking
- Cul-de-sac position



£375,000

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Located within the always desirable area of Harwood and set within a quiet cul-de-sac is this good sized detached family home, which is offered for sale with No Onward Chain. Bramdean Avenue is just a short distance from the centre of Harwood where there are many local shops including doctors, dentist and Morrisons Supermarket. The property is also ideally situated for many local schools including Hardy Mill primary school and Canon Slade secondary school thus proving the area to be extremely popular. Internally the accommodation comprises an entrance hallway, cloakroom/wc, through lounge/dining room, kitchen and conservatory to the ground floor with four good sized bedrooms and a family bathroom to the first floor. Externally there is a driveway for approximately four cars leading to the garage at the rear and a lawned garden with rockery to the front. A patio area with awning, well manicured lawned garden with mature trees, bushes and borders surrounding, gate leading to the front and a door leading into the garage.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Radiator, stairs storage, alarm point, laminate effect flooring, stairs to the first floor.

Cloakroom/Wc: 6' 10" x 3' 10" (2.08m x 1.17m) Double glazed window to the side, radiator, WC, wash hand basin, tiled splashback to the walls.

Lounge Area: 13' 4" x 12' 6" (4.06m x 3.80m) Double glazed bay window to the front, radiator, electric fire and surround, open into the dining area.

Dining Area: 10' 2" x 8' 5" (3.11m x 2.56m) The dining area is a continuation from the lounge and has a radiator, and double glazed sliding patio doors leading into the conservatory.

Conservatory: 13' 3" x 12' 4" (4.04m x 3.75m) Tiled flooring, radiator, double glazed windows to the rear sides and double glazed French doors leading onto the patio.

Kitchen: 11' 3" x 8' 7" (3.42m x 2.61m) Double glazed window to the rear and a door to the side, radiator, wall mounted Worcester boiler, range of fitted wall and base units with space for a gas oven, washing machine, fridge freezer, 1 1/2 stainless steel sink with mixer tap and drainer, folding breakfast bar, tiled splashback to the walls.

Landing: Loft access, storage cupboard, double glazed window to side.

Bedroom One: 12' 5" x 12' 2" (3.78m x 3.72m) Double glazed window to the front, laminate effect flooring, fitted wardrobes and dresser, radiator.

Bedroom Two: 9' 10" x 8' 4" (3.00m x 2.54m) Double glazed window to the rear, radiator, laminate effect flooring, fitted wardrobes.

Bedroom Three: 9' 4" x 6' 9" (2.84m x 2.07m) Radiator, laminate effect flooring, double glazed window to the front, fitted wardrobes.

Bedroom Four: 8' 8" x 6' 4" (2.64m x 1.94m) Double glazed window to the rear, radiator, fitted wardrobes.

Bathroom: 6' 8" x 5' 6" (2.02m x 1.68m) Vertical ladder radiator, three-piece suite incorporating a WC, pedestal sink, panelled bath with mixer tap and electric shower above, tiled splashback to the walls.

Externally: To the front of the property, there is a driveway for approximately four cars leading to the garage at the rear and a lawned garden with rockery. To the rear of the property, there is a patio area with awning, well manicured lawn garden with mature trees bushes and borders surrounding, gate leading to the front and a door leading into the 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. We are advised the ground rent is £40 per annum

Council Tax: Cardwells estate agents Bolton research shows the property is band E annual charges of £2625

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

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