

Ground Floor

First Floor

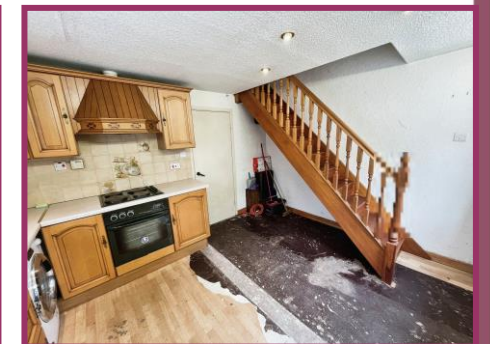
Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

SEAFORD ROAD, HARWOOD, BL2 4BU



- Fantastic opportunity
- No onward chain
- Semi detached bungalow
- Three bedrooms
- Popular area of Harwood
- In need of modernisation
- Close to amenities
- Driveway parking



Offers in the Region Of £220,000

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.



Wonderful opportunity for someone to put their own stamp on this semi detached bungalow which is located in the always popular area of Harwood. This bungalow is situated within a short drive of many local amenities including a doctor's surgery, dentist, local shops and a Morrisons supermarket. The property does require modernisation throughout, but offers the space and ability for people to make their mark. Internally the accommodation comprises an entrance hallway, lounge, kitchen/diner, two bedrooms and a bathroom to the ground floor with a further bedroom, accessed via stairs from the kitchen, to the first floor. Externally there is a well kept lawned garden with mature borders at the front with a flagged driveway which extends to the rear of the property. To the rear of the property there is a lawned garden which leads down to the greenhouse and Bradshaw Brook. There is also a flagged patio area which gives access to a large brick built shed with wooden sleepers used as flooring. For further information and to arrange a viewing contact Cardwell's Estate Agents Bolton 01204 381282 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point.

Lounge: 17' 3" x 11' 1" (5.25m x 3.37m) Ceiling light point, wall lamps, double glazed wood framed window to the front.

Kitchen diner: 12' 8" x 10' 5" (3.86m x 3.17m) Downlights, dual aspect single glazed windows to the rear and the side, door to the rear, fitted wall and base units with extractor fan, electric hob and oven, space for a washing machine and fridge/freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the kitchen walls.

Bathroom: 6' 1" x 5' 5" (1.85m x 1.64m) Ceiling light point, single glazed window to the side, four piece suite incorporating a WC, pedestal sink, panelled bath, walk in shower, tiled floor and walls.

Bedroom 2: 13' 6" x 8' 6" (4.12m x 2.59m) Ceiling light point, single glazed wood framed window to the rear.

Bedroom 3: 10' 3" x 8' 2" (3.12m x 2.49m) Ceiling light point, single glazed wood framed window to the front.

First floor:

Bedroom 1: 21' 8" x 18' 10" (6.61m x 5.75m) Ceiling light points, access to the eaves, double glazed wooden doors leading to a balcony.

Externally: The front of the property has a well kept lawned garden with mature borders and a flagged driveway which extends to the rear of the property. To the rear of the property there is a lawned garden which leads down to the greenhouse and Bradshaw Brook. There is also a flagged patio area which gives access to a large brick built shed with wooden sleepers used as flooring.

Shed: 21' 2" x 9' 6" (6.46m x 2.89m) Electrical points, wood sleeper flooring, door to a potting shed.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Council tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909

Tenure:

Note: This sale is subject to grant of probate

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Thinking of selling or letting in Bolton: 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

