



Independent Estate Agents
Cardwells Est. 1982

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BROOK GARDENS, HARWOOD, BL2 3JD



- Three bedroom semi detached
- Conservatory extension to the rear
- Cul de sac, little passing traffic
- Open plan kitchen / diner
- GF Guest WC, white 3pc bathroom
- Private off road driveway parking
- Fully enclosed rear garden
- Pretty front garden with beautiful trees



Offers in the Region Of £229,995

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A three bedroom semi detached family home with a sizable conservatory extension to the rear. Set in a cul-de-sac location with very little passing traffic. Located in the heart of harwood village, the areas popular schools are within easy reach as are shops, restaurants and of course the beautiful local countryside. The accommodation on offer briefly comprises: reception hallway, ground floor guest WC, living room, open plan kitchen/diner, a sizable conservatory to the rear, first floor landing, three bedrooms and a white three-piece bathroom suite. Externally there is generous off-road driveway parking, a fully enclosed easy maintenance rear garden and a beautiful front garden predominantly laid to lawn with feature mature trees including a beautiful Monkey Puzzle Tree. The property benefits from gas central heating, UPVC double glazing and there really is a great deal to admire. In the first instance, there is a walk-through viewing video available to watch and then a personal viewing appointment 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, and then 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

The overall approximate square footage is around 785

Reception Hallway: 8' 4" x 7' 8" (2.548m x 2.344m) Measured at maximum points. Quality double glazed entrance door, radiator, stairs off to the first floor.

Guest wc: 4' 8" x 2' 6" (1.424m x 0.772m) A white two piece suite comprising dual flush WC and corner wash hand basin, UPVC window to the side, ceramic tiling.

Living Room: 12' 8" x 15' 0" (3.870m x 4.560m) A large UPVC window to front, quality flooring, feature fireplace with living flame gas fire, radiator.

Open plan Dining Kitchen: 17' 11" x 9' 9" (5.453m x 2.978m) Fitted kitchen with matching drawers, base and wall cabinets, understairs storage space, UPVC window, sliding UPVC door into the conservatory, dining space, radiator, UPVC door off to the side.

Conservatory: 15' 1" x 8' 2" (4.6m x 2.5m) UPVC double glazed windows and double glazed door to the garden, wood laminate flooring.

First Floor Landing: 7' 4" x 6' 11" (2.242m x 2.097m) UPVC window to the side, loft access point.

Bedroom One: 11' 0" x 10' 10" (3.362m x 3.292m) UPVC window to the front, radiator, professionally fitted furniture, providing an abundance of storage space and dressing area, spotlighting.

Bedroom Two: 9' 9" x 9' 3" (2.961m x 2.816m) UPVC window to the rear enjoying the aspect over the rear garden, radiator.

Bedroom Three: 6' 8" x 8' 5" (2.020m x 2.574m) UPVC window to the rear enjoys the aspect of the rear garden, spotlighting, radiator.

Bathroom: 6' 10" x 6' 5" (2.077m x 1.964m) Quality white three-piece bathroom suite comprising: dual flush WC, wash hand basin and bath with electric shower over and fitted glass shower screen, UPVC window, ceramic wall tiling, heated towel rail.

Plot Size: The overall approximate plot size extends to around 0.05 of an acre.

Gardens: The front garden is predominantly neatly laid to lawn with a plethora of beautiful mature trees including a feature monkey puzzle tree and palm trees. The rear garden is fully enclosed with an outbuilding and a covered area. The garden is designed for all year round use and easy maintenance.

Energy performance certificate: Rating is D and is valid until the 31st of October 2026.

Chain Details: The family home will be sold with an upward chain, the details of which have yet to be confirmed.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold enjoying a remaining term of around 938 years.

Bolton Council Tax Band: 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 £1,909 per annum.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 at your convenience.

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Arranging a mortgage? Cardwells Estate Agents Bolton 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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