



- Semi detached dormer bungalow
- 3 bedrooms, 'no upward chain'
- Popular & convenient location
- Versatile accommodation
- Would benefit from cosmetic updating
- Good local amenities
- Double glazed conservatory
- Viewing recommended



**Offers in the Region Of £200,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A three bedroom semi-detached dormer bungalow, with no upward chain involved. The property is situated on a corner plot, in a very popular and convenient location. Harwood village centre is close by, with all the excellent amenities, including schools, Morrisons supermarket, medical centre and shops. The property would ideally require cosmetic updating, offering great potential. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). The accommodation briefly comprises double glazed entrance porch, reception hallway, lounge, kitchen, bedroom, shower room and a double glazed conservatory. Upstairs there are two bedrooms with lots of storage space. Outside, there are low maintenance gardens to the front and rear, along with a driveway which leads to a single garage with an up and over door. The property also benefits from double glazing and gas central heating. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch:** UPVC double glazed entrance porch. Tiled floor, UPVC double glazed door with a matching window aside leading to:

**Entrance Hall/Dining Room:** 13' 6" x 8' 10" (4.11m x 2.69m) UPVC leaded light double glazed window to the side aspect, radiator below, fitted storage cupboard staircase to the landing.

**Lounge:** 17' 0" x 11' 6" (5.18m x 3.50m) UPVC leaded light double glazed window to the front aspect, radiator, marble fireplace incorporating an electric fire, radiator.

**Kitchen:** 9' 5" x 8' 7" (2.87m x 2.61m) UPVC light double glazed window to the garden aspect, fitted wall and base units with work surfaces and tiled splashback, stainless steel sink unit with mixer tap, space for a cooker, space and plumbing for a washing machine, integrated fridge, tiled floor, tiling to the walls.

**Conservatory:** 7' 4" x 12' 7" (2.23m x 3.83m) Brick construction with the rest being UPVC double glazed, door, tiled floor.

**Bedroom One:** 12' 6" x 11' 5" (3.81m x 3.48m) UPVC double glazed window to the rear aspect, radiator below.

**Shower Room:** 6' 0" x 5' 9" (1.83m x 1.75m) UPVC frosted double glazed window to the side aspect, shower cubicle, wash hand basin, close coupled WC, tiled floor, tiling to the walls, radiator.

**Landing:** Built in Eaves/storage cupboard.

**Bedroom Two:** 10' 9" x 8' 1" (3.27m x 2.46m) UPVC light double glazed window to the rear garden aspect, built in storage below, built in eaves/storage cupboard, radiator.

**Bedroom Three:** 9' 10" x 10' 5" (2.99m x 3.17m) Double glazed window to the rear aspect, radiator below, built-in wardrobes with sliding doors, fitted wardrobes and built-in eaves/storage space.

**Outside:** There is a gated paved driveway to the front providing ample off-street parking and leading to a single detached garage with an up and over door. There is an enclosed gravelled garden with a paved pathway. A gate gives access along the side elevation. The rear garden is mostly paved with a laid lawn area and raised plant sleeper beds. The paving continues along the side elevation where you find an outside tap and an external door to the garage.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

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

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

