



Floor Plan

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**SOUTH DRIVE, HARWOOD, BL2 3NS**



- Two bedroom true bungalow
- Brick built semi detached
- Garage & private driveway parking
- UPVC windows and doors
- Vaillant gas Combi C.H boiler
- Suits decorating to own taste & style
- Sold with no upward chain delay
- Others nearby have extended



**£215,000**

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**Cardwells**™

Incorporating: Wright Dickson & Catlow, WDC Estates



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A two bedroom semi detached, brick built true bungalow offered for sale with early vacant possession and no further upward chain delay. Situated in the beautiful village of Harwood, there is gorgeous countryside nearby ready to be explored whilst superb every day amenities such as: the Morrisons supermarket, medical surgeries, shops, transport links, restaurants and sporting clubs are all nearby. It is fair to point out that the property may benefit from some internal cosmetic updating to totally fulfil its potential, therefore this may be an ideal opportunity to decoratively present a bungalow to your own taste and standards. The accommodation briefly comprises reception hallway, living room, internal hallway, kitchen, two bedrooms and a three-piece shower room. Externally there are garden areas to the front and the rear plus there is a garage and private off-road driveway parking. The bungalow benefits from uPVC double glazed windows and doors, Vaillant gas combination central heating boiler, around 2/3 years old and of course is sold with no upward chain delay. There is a great deal to admire and superb potential, as such an early viewing is recommended. 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.com.uk](mailto:bolton@cardwells.com.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Entrance hallway:** 8' 11" x 3' 5" (2.721m x 1.047m) Measured at maximum points into the built-in storage area which contains the gas combination central heating boiler which we understand to be circa 2/3 years old, the gas and electric meters are also in here, there is a uPVC window to the front and a uPVC entrance door, radiator.

**Living room:** 16' 11" x 11' 8" (5.157m x 3.547m) uPVC window to the front with fitted blinds.

**Inner hallway:** 6' 7" x 2' 11" (2.012m x 0.894m) Loft access point.

**Kitchen:** 9' 3" x 8' 11" (2.823m x 2.728m) Fitted with a matching range of: drawers, base and wall cabinets, stainless steel sink and drainer with mixer tap over, oven/grill, electric hob, uPVC window to side with fitted blinds, uPVC sign entrance door, radiator.

**Shower room:** 6' 7" x 5' 6" (1.997m x 1.687m) Measured at maximum points. The room is equipped with a dual flush WC, pedestal wash hand basin and an accessible shower area with electric shower. We have been advised that this room previously contained a bath and therefore perhaps it could accommodate a bath once again if so required, uPVC window to the side, inset spot lighting, heated towel rail.

**Bedroom 1:** 12' 1" x 11' 7" (3.692m x 3.535m) uPVC window enjoying the aspect over the rear garden and towards Winter Hill in the distance, radiator, fitted furniture to one wall providing wardrobes, storage cabinets and bridging cabinets.

**Bedroom 2:** 9' 0" x 9' 4" (2.732m x 2.841m) Sliding uPVC patio doors off to the rear garden, radiator.

**Plot size:** The overall plot size extends to around 0.06 of an acre.

**Rear garden:** The rear garden is partially flagged providing patio space with external lighting. Garden debris and previous fence panels will all of course be cleared prior to the sale completing (as can be seen in the photographs and the video).

**Garage:** There is a brick built single garage towards the end of the plot. The garage is served by a driveway providing additional private off-road car parking.

**Important information:** At the time of marketing beginning an application for probate has been made, a sale cannot exchange contracts and complete until less legal process is completed, although it is not thought to be likely to delay any sale we considered it's best practice to be transparent about the situation.

**Chain details:** The property is sold with early vacant possession and no further upward chain delay.

**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 B at an annual cost of around £1,670 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.

**Tenure:** Cardwells Estate Agents Bolton pre marketing research shows that the property is Freehold and our clients have confirmed this to be the case.

**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 at your convenience.

**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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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