



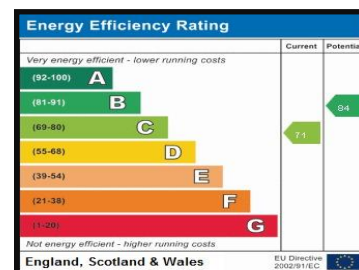
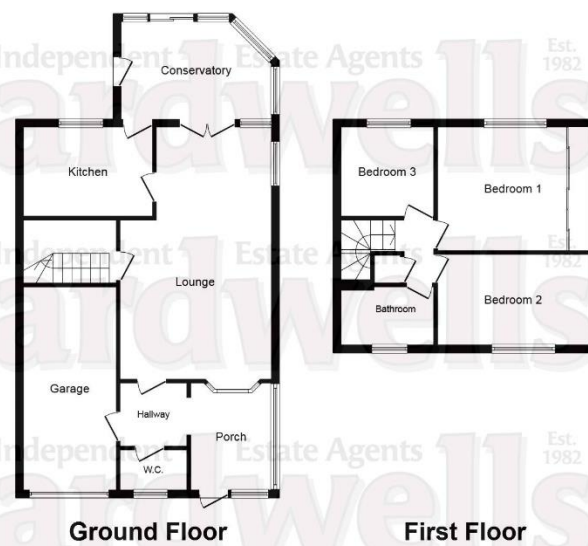
Independent Estate Agents
Cardwells Est. 1982

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APPLEDORE DRIVE, HARWOOD, BL2 4HH



- Detached family house
- Sought after location
- Good local amenities
- 3 bedrooms, conservatory
- Spacious living room
- Double glazing, Gas C.H
- Double driveway, garage
- Viewing recommended



Offers in Excess of £290,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

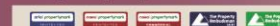
BURY
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LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.

A lovely three bedroom detached house, situated in a very popular and convenient location, close to local shops, schools, pubs, and restaurants. The house is ideal for growing families and perhaps people wishing to downsize. Viewing is highly recommended through Cardwells Estate Agents, 01204 381 281 bolton@cardwells.co.uk The accommodation briefly comprises; Entrance porch, hallway, guest, WC, living room, kitchen, conservatory. Upstairs, there are three bedrooms and a family bathroom. Outside, there is a block paved double with driveway and a gravelled area with mature tree and plant borders. To the rear there is an enclosed paved garden with an ornamental pond and plant borders. The property also benefits from double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed entrance door leading to entrance porch, UPVC double glazed windows, tiled floor, door leading to

Hallway Radiator, inset spotlights to the ceiling, integral door leading through to the garage,

Living Room: 15' 1" x 20' 8" (4.59m x 6.29m) 2 UPVC double glazed windows with front and side aspect, frosted double glazed window with conservatory aspect, double glazed French doors with conservatory aspect, two radiators, built in under stairs storage cupboard, a door and staircase leads to the landing, inset spotlights to the ceiling

Kitchen: 11' 6" x 8' 6" (3.50m x 2.59m) UPVC double glazed window with rear garden aspects, fitted wall and base units with complimentary working surfaces and tiled splashbacks, built in oven and grill, inset set 1 1/2 bowl single drainer sink unit with mixer tap, inset induction hob with an extractor canopy above, space for a fridge freezer, space for a dishwasher, radiator, door with conservatory aspect.

Conservatory: 13' 9" x 9' 6" (4.19m x 2.89m)

First floor landing: UPVC double glazed window with side aspect, access to the loft, built in airing cupboard, doors leading to

Bedroom 1: 12' 10" x 11' 10" (3.91m x 3.60m) UPVC double glazed window with rear aspect, fitted wardrobes with overhead storage cupboards and drawers, radiator.

Bedroom 2: 12' 6" x 8' 6" (3.81m x 2.59m) UPVC double glazed window with rear aspect, radiator below, fitted wardrobes.

Bedroom 3/Office: 11' 6" x 9' 2" (3.50m x 2.79m) UPVC double glazed window with front aspect, radiator.

Bathroom: 11' 6" x 5' 7" (3.50m x 1.70m) UPVC frosted double glazed window with front aspect, panel enclosed bath with a shower unit above, wash basin with mixer tap, inset to a vanity unit, close coupled WC, shower cubicle, tiling to the walls, radiator, inset spotlights to the ceiling.

Outside: Outside there is a block paved double with driveway and a gravelled area with mature tree and plant borders. To the rear there is an enclosed paved garden with an ornamental pond and plant borders.

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

Tenure: We are advised the property is Leasehold, 999 years from 25 March 1978, ground rent £30

Council Tax Band: We understand that the Council Tax Band is D. The annual charges for 2022/23 are £1954.14

Thinking of Selling? If you are thinking of selling 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.

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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