



Independent Estate Agents
Cardwells
 www.cardwells.co.uk

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 Over £270,000

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

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.



Independent Estate Agents
Cardwells
 Est. 1982

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

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).

