

The floor plan is for illustrative purposes only. It is not drawn to scale. The measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A copy must also refer to our website, located at www.cardwells.co.uk

HARDEN DRIVE, HARWOOD, BL2 5BX



- Three bedroom semi detached
- Large family friendly rear garden
- Quality open plan kitchen/diner
- Private off-road driveway parking
- Cul-de-sac location, little passing traffic
- Bay window living room
- 2 double, one single bedrooms
- Sold with no upward chain delay



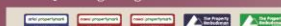
£185,000

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A three bedroom semi detached family home enjoying an excellent size rear garden and positioned on a quiet cul-de-sac with very little passing traffic. Offered for sale with no further upward chain delay. The family size home is in a consistently popular residential location being ideally placed for easy access to various primary and secondary schools, The Country Park, superb transport links, shops and sporting facilities. The accommodation on offer is well presented throughout and briefly comprises: entrance porch, reception hallway, Bay window living room, open plan kitchen/diner complete with integrated appliances and sliding uPVC patio door off to the rear garden, first floor landing, three bedrooms and a three-piece bathroom suite. There is private off-road driveway parking, and a superb size rear garden with lawn, patio and terraced areas which is perhaps ideal for children to play and entertaining alike. The semi detached home benefits from the vast majority being uPVC double glazed, gas central heating and importantly is sold with no further upward chain delay. There is a great deal to admire and superb potential to do more (subject to planning permission), in the first instance there is a walk through viewing video available to watch, 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:

Entrance porch: 6' 3" x 2' 7" (1.917m x 0.8m) Single glazed windows to the front and single glazed entrance door.

Reception hallway: 12' 3" x 5' 10" (3.729m x 1.790m) Internal single glazed frosted glass windows and door, quality flooring, under stairs storage space, radiator, stairs off to the first floor.

Living room: 12' 9" x 11' 7" (3.889m x 3.541m) uPVC circular bay window to the front, two radiators, quality flooring

Kitchen diner: 17' 10" x 9' 4" (5.441m x 2.835m) A quality professionally fitted kitchen with a super range of matching: drawers, base and wall cabinets, integrated dishwasher, freestanding washing machine, oven/grill, gas hob with extractor over, integrated fridge, radiator, uPVC window with fitted blinds overlooking the rear garden, sliding uPVC double glazed patio door which opens out onto the rear garden, skimmed ceiling with inset spot lighting.

First floor landing: 7' 1" x 6' 10" (2.159m x 2.080m) uPVC window to the side, Loft access point.

Master bedroom: 11' 3" x 10' 9" (3.421m x 3.276m) Professionally fitted bedroom furniture offering an excellent range of: wardrobes, bedside drawers, chest of drawers, cabinets and bridging cabinets, uPVC window to the front, fitted blinds, radiator.

Bedroom 2: 10' 11" x 9' 8" (3.333m x 2.950m) uPVC window overlooking the rear garden, radiator.

Bedroom 3: 8' 8" x 6' 10" (2.651m x 2.080m) uPVC window with fitted blinds overlooking the rear garden, radiator, fitted wardrobes to one wall.

Bathroom: 6' 7" x 6' 11" (2.013m x 2.113m) Three piece bathroom suites comprising: bath, sink and WC, electric shower over the bath and fitted folding shower screen, ceramic wall tiling, uPVC window, extractor, spot lighting, radiator.

Garden: The front garden is finished in a rocky style with golden gravel and pretty shrubs/small trees. The rear garden is of a particularly generous size and has been very well cared for over the years enjoying mature rockery areas, golden gravel sitting space, lawn sections, brick paved patio areas, well stocked flowerbeds and mature shrubs trees which enhance the privacy. There is a garden shed which will be included under a feature lantern.

Driveway parking: There is a brick paved driveway to the front offering excellent off-road car parking space and additional space to the side of the property which may also be ideal for off-road parking.

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

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1432

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

Plot size: Cardwells estate agents Bolton research shows the property is approximately 0.07 acre

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

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