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**Cardwells**  
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HOUGH FOLD WAY, HARWOOD, BL2 3PY



- Luxurious detached true bungalow
- Three bedrooms, generous plot & gardens
- Beautiful open plan kit/diner/family rm
- Bi fold doors open onto the rear garden
- Comprehensively refreshed in 2024
- Guest WC & modern 3pc bathroom suite
- Picturesque Harwood village location
- Private off road parking, no chain delay



£375,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982



A recently comprehensively refurbished detached three bedroom true bungalow offered to the market in superb order, ready to move straight into, situated in the heart of the picturesque village of Harwood. Locally there is beautiful countryside within walking distance, shops are nearby such as the Morrisons supermarket, the health centre is close, as are cafes, restaurants and sports clubs. The town centres of Bolton and Bury are with easy reach, as are some of the areas most popular schools. Importantly, the bungalow is offered for sale with early vacant possession and no further upward chain delay, so it is helped a prompt completion can be arranged once the sale is agreed. This bungalow offers spacious and well presented accommodation which briefly comprises: reception hallway, guest WC, generous living room, stunning open plan kitchen/diner/family room complete with bifold doors which open out onto the rear garden, three bedrooms and a superb white three-piece bathroom suite. The property is set in a generous plot of around 0.10 of an acre was lawn garden areas to both the front and the side and an enclosed rear garden with lawns and patio areas. This is a rare opportunity to purchase a luxurious bungalow that is ready to move into in such a superb location. There is so much to admire that a personal viewing comes with our highest recommendations. In the first instance there is a walk through viewing video available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents on 01204381281, emailing; Bolton@Cardwells.co.uk or visiting; www.Cardwells.co.uk

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

**Approximate floor area:** The overall approximate floor area is around 83 m<sup>2</sup>/893 ft.<sup>2</sup>.

**Reception hallway:** 17' 6" x 3' 11" (5.322m x 1.189m) uPVC window to the front, uPVC windows to either side of the quality double glazed entrance door, neutral decorations.

**Guest w.c:** 4' 3" x 3' 11" (1.291m x 1.190m) A modern white two piece sweet comprising WC and wash hand basin with storage space below, ceramic wall tiling.

**Living room:** 25' 1" x 12' 4" (7.637m x 3.768m) Large uPVC window to the front, two radiators, neutral decorations, quality carpeting, Built-in storage space containing the modern RCD metal fuse box, electric meter and gas meter.

**Inner hallway:** 14' 7" x 3' 0" (4.446m x 0.927m) Quality flooring, loft access paint, neutral decorations.

**Open plan kitchen/diner/family room:** 23' 10" x 10' 7" (7.259m x 3.214m) A beautiful and modern open plan space flooded with natural light from the bifold doors which open out onto the rear garden and the uPVC windows which overlook the rear garden, a professionally fitted kitchen complete with integrated dishwasher, oven/grill, electric hob with matching extractor, stainless steel sink and drainer and an excellent range of matching: drawers, base and wall cabinets there are USB plug sockets to the worksurface areas, insect ceiling spot lighting, quality flooring, lounge radiator, insect ceiling spot lighting.

**Bedroom 1:** 14' 11" x 7' 11" (4.540m x 2.408m) uPVC window to the front, neutral decorations, quality carpeting.

**Bedroom 2:** 10' 0" x 11' 0" (3.038m x 3.357m) uPVC window to the front, radiator, neutral decorations, quality carpeting.

**Bedroom 3:** 7' 10" x 7' 8" (2.394m x 2.337m) uPVC window to the side, radiator, plug sockets with USB charging point, neutral decorations, quality carpeting.

**Family bathroom:** 7' 6" x 6' 1" (2.293m x 1.863m) Stylish white three-piece bathroom suite comprising: dual flush WC, wash hand basin with storage space below, bath with fitted shower screen and both overhead and handheld shower options Lovely finish to the walls, ceramic floor tiling, uPVC window, extractor, insect ceiling spot lighting.

**Plot size:** The overall approximate plot size extends to around 0.10 of an acre.

**Garden:** The front inside garden areas are predominantly laid to lawn With flowerbeds to the borders and a mature hedgerow to the road side of the front garden. The rear garden is fully enclosed and accessed from the property via the bifold doors. There is a flank patio area, too long sections, rocky, and raised patio from which the views towards Winter Hill can be enjoyed, there are mature shrubs and small trees which enhance the privacy.

**Parking:** There is private off-road driveway car parking for several cars.

**Tenure:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold, enjoying a remaining term of around 935 years from 9th July 1962 until 1st November 2959. At the time of writing we are awaiting confirmation of the annual ground rent.

**EPC:** The energy performance certificate rating is is D and this is valid until 2nd October 2033.

**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 D at an annual cost of around £2,147 per annum.

**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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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