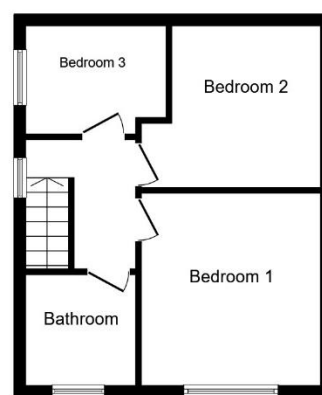


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any 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 party must rely upon its own inspection(s). Powered by www.propertybox.io

**CROFT GATE, HARWOOD, BL2 3JJ**



- No onward chain
- Semi detached family home
- In need of modernisation
- Three bedrooms
- Gardens to three sides
- Large driveway and garage
- Conservatory
- Close to amenities



**Offers in the Region Of £225,000**

**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



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Offered for sale with no onward chain and in need of modernisation is this semi detached family home located within the always popular area of Harwood. The property is situated close to many amenities with local shops being on the doorstep along with primary and secondary schools close by. Internally the property comprises a lounge which opens into the dining room, kitchen and conservatory to the ground floor with three bedrooms and a family bathroom to the first floor. Externally the garden is to three sides of the property with the front having a large block paved driveway leading to a detached garage and a lawned area which leads round to the side of the property with a pond. There is gated access leading from the front to the block paved courtyard where there is access to the garage and also access into the property via the conservatory. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Porch:** Double glazed porch with door leading into the entrance hallway.

**Entrance Hallway:** Ceiling light point, radiator, stairs the first floor.

**Lounge area:** 12' 11" x 11' 5" (3.94m x 3.49m) Wall lamps, gas fire and surround, double glazed window to the front, open into the dining area.

**Dining area:** 8' 9" x 7' 11" (2.66m x 2.41m) Double glazed window to the side, ceiling light point, radiator.

**Kitchen:** 9' 3" x 9' 0" (2.81m x 2.75m) Single glazed window to the side, range fitted wall and base units with extractor fan, integrated gas hob and double electric oven, one and a half sink with mixer tap and drainer, ceiling light point, laminate effect flooring, under the stairs storage.

**Conservatory:** 15' 7" x 13' 0" (4.75m x 3.97m) Ceiling light points, radiator, double glazed windows, French doors to the side.

**Landing:** Double glazed window to the side, ceiling light point.

**Bedroom 1:** 11' 6" x 10' 10" (3.50m x 3.31m) Fitted wardrobes, radiator, double glazed window to the front, ceiling light point.

**Bedroom 2:** 10' 10" x 9' 8" (3.31m x 2.94m) Loft access, double glazed window to the side, radiator, ceiling light point, fitted wardrobes.

**Bedroom 3:** 8' 6" x 6' 6" (2.60m x 1.97m) Ceiling light point, double glazed window to the side, radiator.

**Bathroom:** 6' 8" x 6' 8" (2.04m x 2.02m) Suspended ceiling with lights, double glazed window to the front, radiator, three-piece suite incorporating a corner bath with shower above, WC, wash hand basin, tiled walls.

**Externally:** The garden is to three sides of the property with the front having a large block paved driveway leading to a detached garage and lawned area which leads round to the side of the property with a pond. There is gated access leading from the front to the block paved courtyard where there is access to the garage and also access into the property via the conservatory.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years (less 10 days) from 24 June 1960

**Council Tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £1909

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**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).

**Thinking of selling or letting:** 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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)

**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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

