



Floor Plan

**NEW HEYS WAY, HARWOOD, BOLTON
BL2 4AF**



- Stunning detached bungalow
- Three bedrooms
- Modern kitchen with granite worktops
- Driveway for multiple vehicles
- Insulated garage/home office/music room
- Beautiful gardens
- Modern shower room
- Close to Harwood village and its amenities



£325,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Beautifully presented detached bungalow located in a sought after area, close to Harwood village and all its amenities. This wonderful home has had the front and side of the property recently rendered which compliments this fantastic home. Internally the property is simply stunning and the accommodation comprises an entrance hallway, modern fitted kitchen with granite work surfaces and integrated appliances, lounge with double glazed concertina doors that open out onto the garden, three bedrooms with the third currently being used as a dining room and a modern fitted shower room. Externally there is a long driveway which offers parking for a number of vehicles and a single gate which leads to the garage which has been insulated and could be potentially used as a home office. The rear garden is not overlooked and has a lawned garden with mature borders and flower beds surrounding. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway Ceiling light point, radiator, oak wood flooring, loft access with pull down ladder and part boarded, storage cupboards.

Lounge 15' 10" x 11' 3" (4.82m x 3.44m) Ceiling light point, double glazed bi fold doors leading to the patio, multi fuel stove/burner.

Kitchen 11' 9" x 8' 8" (3.58m x 2.63m) Downlights, double glazed window overlooking the garden to the rear, door to the side, range of fitted wall and base units with complimentary granite work surfaces and splash back to the walls, integrated dishwasher, extractor fan, induction hob, electric oven, microwave, fridge/freezer, one and a half sink with mixer tap and drainer.

Bedroom One 11' 11" x 11' 4" (3.62m x 3.45m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom Two 11' 11" x 8' 10" (3.64m x 2.68m) Ceiling light point, double glazed window to the front, radiator.

Bedroom Three 9' 7" x 8' 0" (2.93m x 2.44m) Currently being used as a dining room with a ceiling light point, radiator, laminate effect flooring, double glazed window to the side.

Wet Room 6' 0" x 5' 6" (1.83m x 1.68m) Downlights, double glazed window to the side, wall mounted vertical ladder radiator, three piece suite incorporating a WC, sink, shower, tiled floor and walls.

Garage 18' 10" x 9' 11" (5.74m x 3.03m) The garage is split into two sections with the first being used for storage and the second being suitable for a home office as has electrical points, insulated walls, extractor fan and double glazed windows to the side.

Externally To the front of the property there is a long driveway which offers parking for a number of vehicles and a single gate which leads to the garage which has been insulated and could be potentially used as a home office. The rear garden is not overlooked and has a lawned garden with mature borders and flower beds surrounding.

Tenure We are advised by the vendor the property is Freehold

Council Tax Cardwells Estate Agents Bolton pre marketing research shows that the property is Band D and £2,259.51 is payable per annum to Bolton Council.

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

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