



Independent Estate Agents  
**Cardwells** Est. 1982

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**MANOR GARDENS HOUGH FOLD WAY  
 HARWOOD, BL2 3DR**



- No onward chain
- Ground floor apartment
- Over 55's development
- Two good sized bedrooms
- Spacious shower room
- Communal gardens and parking
- Close to many local amenities
- Secure entry system



**£175,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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 T: 0161 761 1215  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with NO ONWARD CHAIN is this ground floor apartment, which is for the over 55's only and located within the sought after Manor Gardens development in Harwood. The property is well positioned for many local amenities including a medical centre, supermarket, shops and commuter routes. You enter the development via a secure intercom system to a lobby area passing many communal areas on the way to this ground floor apartment. The accommodation within the apartment comprises an entrance hallway, lounge, kitchen, two bedrooms and a shower room. Externally the property is surrounded by communal gardens and has plenty of parking to the front. 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:**

**Entrance Hallway:** Ceiling light points, storage cupboards, Karndean flooring, storage heater.

**Lounge:** 15' 5" x 10' 5" (4.70m x 3.18m) Storage heater, double glazed French doors, double glazed window to the side, ceiling light point.

**Kitchen:** 8' 11" x 7' 10" (2.72m x 2.39m) Ceiling light point, double glazed window, range of fitted wall and base units with extractor fan, electric hob, electric oven, space for a washing machine, fridge/freezer, washing machine, stainless steel sink with mixer tap and drainer, laminate flooring, tiled splashback to the walls.

**Bedroom One:** 15' 1" x 8' 6" (4.60m x 2.60m) Ceiling light points, storage heaters, laminate effect flooring, fitted wardrobes, double glazed window.

**Bedroom Two:** 11' 4" x 6' 4" (3.46m x 1.93m) Double glazed window, storage heater, ceiling light point.

**Shower Room:** 8' 6" x 8' 2" (2.58m x 2.48m) Vinyl flooring, storage heater, three piece suite incorporating a wc, wash hand basin and walk in shower, extractor fan, tiled splashback to the walls, ceiling light point.

**Externally:** The property is surrounded by communal gardens and has plenty of parking to the front.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1670.

**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

