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HARDEN DRIVE, HARWOOD, BL2 5BX



- Three bedroom semi detached
- Superb family home, popular location
- Head of the cul-de-sac position
- Large family friendly rear garden
- Driveway parking for circa 3 cars
- Open plan kit/diner with patio doors
- 3 good beds, white bathroom suite
- uPVC D.G, Gas combi C.H.



£210,000

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

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Cardwells
Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates

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Set at the head of a cul-de-sac and enjoying a generous plot with rear garden areas is this three bedroom semi detached. Located in another popular residential location. Area. Is ideally placed for easy access to explore some beautiful countryside, popular schools, shops, sporting and recreational facilities. Their accommodation on offer briefly comprises: reception hallway, living room with archway opening into the open plan kitchen/diner complete with patio doors which open out onto the rear garden, first floor landing, three good size bedrooms and a white three-piece bathroom suite. Externally, there is private off-road driveway car parking for around three cars and the rear garden offers a superb blend of space for children to play and patio areas perfect for entertaining. The property benefits from a modern gas combination central heating boiler, uPVC double glazing and in our opinion will be of particular interest to families looking for spacious bedrooms and wonderful external space. There really is a great deal to admire, and a viewing is highly recommended. In the first instance a walk through viewing video is available to watch, and then a personal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hall: 11' 11" x 5' 10" (3.624m x 1.781m) uPVC windows to either side of the entrance door, radiator, stairs off to the first floor, wood laminate flooring.

Living room: 12' 8" x 11' 5" (3.870m x 3.488m) uPVC windows to the front with fitted blinds, wood flooring, radiator, an arch opens up into the open plan kitchen/diner.

Kitchen diner: 17' 11" x 7' 10" (5.449m x 2.377m) An open plan kitchen diner complete with a matching range of: drawers, base and wall cabinets, freestanding double oven/grill with electric home, modern ceiling lighting, panelled wall area to the dining space, double uPVC patio doors that open out onto the rear garden, uPVC window enjoying the aspect over the rear garden, uPVC side entrance door.

First floor landing: 6' 11" x 7' 2" (2.115m x 2.193m) uPVC window to the side, loft access point.

Bedroom 1: 11' 1" x 10' 6" (3.369m x 3.192m) uPVC window to the front, radiator.

Bedroom 2: 10' 5" x 9' 8" (3.184m x 2.959m) Measured at maximum points. uPVC window to the which enjoys a lovely aspect towards the hill side over the rooftops, radiator.

Bedroom 3: 8' 10" x 6' 11" (2.703m x 2.103m) uPVC window to the rear which enjoys a lovely aspect towards the hillside over the rooftops, radiator.

Bathroom: 7' 1" x 6' 8" (2.169m x 2.020m) A white three-piece bathroom suite comprising: pedestal wash hand basin, WC and bath with fitted glass shower screen, ceramic wall tiling, radiator, ceramic floor tiling, Vaillant gas combination central heating boiler, uPVC window, fitted blinds.

Plot size: The overall approximate plot size is around 0.07 of an acre.

Rear garden: The rear garden is a particularly generous size and enjoys a superb blend of patio and land garden space providing a perfect mix for children to play and entertaining alike. There are mature trees to the rear of the garden which enhance the privacy, a timber garden shed, external electricity points, outside tap etc.

Parking: There is private off-road driveway car parking which covers virtually the whole width of the plot providing car parking space for circa three cars and possibly more with the additional space to side of the property.

Likely of interest to: The property is perhaps likely to be of interest to; families looking for a an amazing property for the children to grow up in.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold.

Bolton council tax: 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 A at an approximate annual cost of around £1,432 per annum.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "Very Low risk" of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 01204 381281, 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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