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## HARDY MILL ROAD – HARWOOD – OFFERS IN THE REGION OF £510,000

An impressive detached family home, set within a large gated plot, tucked away, just off Hardy Mill Road. This individually designed bespoke property, has many features with superb open views, nestled on the edge of beautiful countryside, close to the heart of the Village Centre. Harwood has excellent amenities on offer, including schools, shops, pubs and restaurants, all within easy reach. Bury and Bolton town centres are easy to access. Step inside and you will find spacious versatile accommodation, with each bedroom having their own ensuite. The master bedroom has a 'Juliet' balcony, overlooking the wonderful farmland views to the rear. Outside there is a large gated driveway and mature gardens to the front, leading to a spacious garage.

Viewing is highly recommended to fully appreciate this impressive detached home, through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The well presented and versatile accommodation briefly comprises, Entrance hall, guest WC/shower room, utility room, kitchen dining room, newly refurbished bedroom with ensuite and the living room. Upstairs there are three bedrooms, all with en suite's and the master has an en suite bathroom and a 'Juliet' balcony. Outside there are mature gardens and a gated driveway to the front, and to the rear there is a small paved garden, backing onto open farmland. The property also benefits from UPVC double glazing and gas central heating

### BOLTON

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

### BURY

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

### LETTINGS & MANAGEMENT

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

Incorporating: Wright Dickson & Catlow, WDC Estates

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## ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite double glazed front door with a matching window aside.

### Entrance hall:

uPVC double glazed window front aspect, radiator below, coving to the ceiling.



### Utility Room: 8' 9" x 8' 1" (2.66m x 2.47m)

uPVC frosted double glazed window front aspect, modern fitted wall and base units with stainless splashbacks radiator, space for a washing machine, integrated freezer, space for a tumble dryer, extractor fan.

### Kitchen dining room: 17' 11" x 12' 0" (5.46m x 3.65m)

uPVC double glazed window front aspect, range of modern fitted wall and base units with complementary worktop surfaces and tiled splashbacks, built in Neff oven with a Neff induction hob and stainless steel extractor hood above, stainless steel sink unit with mixer tap, integrated dishwasher, recess display lighting beneath the wall units, integrated fridge and freezer, radiator, built-in storage cupboard, further integrated fridge freezer and storage under the staircase, inset spotlights to the ceiling, integrated microwave oven.



### Guest w.c shower room 5' 1" x 7' 3" (1.55m x 2.21m)

uPVC frosted double glazed window side aspect, tiled shower cubicle, wash basin with mixer tap inset to a vanity units, close coupled WC, chrome plated towel rail, half tiling to the walls, coving to the ceiling.



### Bedroom: 11' 6" x 10' 8" (3.50m x 3.25m)

uPVC double glazed French doors rear aspect, range of modern fitted Storage cupboards and computer desk, shelving, radiator, inset spotlights to the ceiling.



From the kitchen dining room double doors open into

## Outside:

Metal gates open onto a tarmac driveway with a laid lawn garden aside, with mature trees on both sides. The driveway leads to a parking area and a single garage with an up and over door. Further gates open onto a paved patio with a wall enclosed garden with raised plants beds. A gate gives access along the side elevation to the rear garden. To the rear There is a paved garden with a dry stone wall and raised plant displays.



## Tenure:

Cardwells estate agents Bolton research shows the property is Freehold

## Council tax:

Cardwells estate agents Bolton research shows the property is band F annual costs of £3274



**Living Room: 18' 4" x 12' 6" (5.58m x 3.81m)**

**2 uPVC double glazed windows front and rear aspect, feature media wall incorporating an electric fire, shelving, two radiators, coving to the ceiling.**



**Landing:**

**uPVC double glazed window with stunning views rear aspect, coving to the ceiling, doors lead to**



**Master Bedroom: 18' 8" x 12' 11" (5.69m x 3.93m)**

**'Juliette balcony' with a uPVC double glazed door, with stunning views of open countryside, built in double wardrobe, built-in single wardrobe, radiator, coving to the ceiling, inset spotlights.**



**En suite: 12' 5" x 5' 1" (3.79m x 1.54m)**

**uPVC frosted double glazed window front aspect, modern white suite comprising, free standing bath, with mixer tap, tiled shower cubicle, wash basin with mixer tap inset to a vanity unit, close coupled WC, chrome plated towel rail, part tiling to the walls.**



**Bedroom 2: 11' 10" x 10' 8" (3.60m x 3.25m)**  
uPVC double glazed window front aspect, radiator below, fitted wardrobes, coving to the ceiling.



**En suite: 6' 10" x 5' 9" (2.08m x 1.76m)**  
uPVC frosted double glazed window front aspect, modern white suite comprising, shower cubicle, close coupled WC, wash basin, part tiling to the walls, chrome plated towel rail, coving to the ceiling, extractor fan.



**Bedroom 3: 10' 10" x 7' 9" (3.30m x 2.36m)**  
uPVC double glazed window rear aspect, radiator below, fitted wardrobe.



**En suite: 6' 7" x 5' 1" (2.00m x 1.56m)**  
uPVC frosted double glazed window front aspect, shower cubicle, wash basin with mixer tap inset to a vanity unit, close coupled WC, half tiling to the walls, coving, extractor fan.

