



HARDEN DRIVE, HARWOOD, BL2 5BX



- Semi detached family home
- Two bedrooms but can be converted to three
- Open plan lounge/diner
- Beautifully manicure gardens
- Woodland views to the rear
- Driveway parking
- Gas central heating and double glazing
- Close to amenities and commuter routes



Offers in the Region Of £200,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the sought after area of Harwood is this semi detached family home set within a generous plot. This property was originally a three bedroom semi detached house however is now two. Harden Drive is ideally located within close proximity to local amenities and commuter routes and is only a short drive from some lovely open countryside. Internally the property comprises an entrance hallway, open plan lounge/dining room and kitchen to the ground floor with two double bedrooms and a family bathroom to the first floor. The current first bedroom still has doors in place to convert back into two rooms along with the radiators, windows and it would be a case of partitioning the rooms and opening the second doorway to turn it back into two separate bedrooms. Externally the front of the property has a lawned garden with mature borders and driveway parking. To side of the property there is a low maintenance concrete area where space for a shed table and chairs which leads round to the rear of the property where there is a flagged patio area with steps leading down to a well manicure and well presented lawn garden with mature shrubs and borders surrounding. There is also a path which meanders around the garden to another flagged patio area with woodland views.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, stairs to the first floor, door leading into the lounge.

Lounge area: 17' 11" x 12' 8" (5.45m x 3.87m) Downlights, double glazed window to the front, radiator, living flame gas fire and surround.

Dining area: 8' 1" x 7' 11" (2.47m x 2.42m) Ceiling light point, radiator, double glazed French doors leading to the rear garden.

Kitchen: 9' 6" x 9' 5" (2.90m x 2.88m) Ceiling light point, wall mounted boiler, double glazed window overlooking the garden to the rear, range of fitted wall and base units with space for a gas cooker, fridge/freezer, washing machine, dishwasher, one and a half bowl sink with mixer tap and drainer, tiled splashback to the walls, door to the side.

Landing: Ceiling light point, radiator, double glazed window to side.

Bedroom 1: 17' 11" x 9' 8" (5.47m x 2.95m) Formerly two separate bedrooms now merged into one with downlights, wall lamps, loft access, two radiators, two double glazed windows overlooking the rear garden.

Bedroom 2: 11' 2" x 10' 9" (3.41m x 3.27m) Ceiling light point, double glazed window to the front.

Bathroom: 7' 3" x 6' 9" (2.20m x 2.05m) Ceiling light point, double glazed window to the front, three-piece suite incorporating a WC, pedestal sink, panel bath with electric shower above, radiator, storage cupboard, tiled walls.

Outside: The front of the property has a lawned garden with mature borders and driveway parking. To side of the property there is a low maintenance concrete area where space for a shed table and chairs which leads round to the rear of the property where there is a flagged patio area with steps leading down to a well manicure and well presented lawn garden with mature shrubs and borders surrounding. There is also a a path which meanders around the garden to another flagged patio area with woodland views.

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

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1511 per annum

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Thinking of selling or letting in Bolton: 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: 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 Estate Agents Bolton 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 or visiting: www.Cardwells.co.uk

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