

Ground Floor



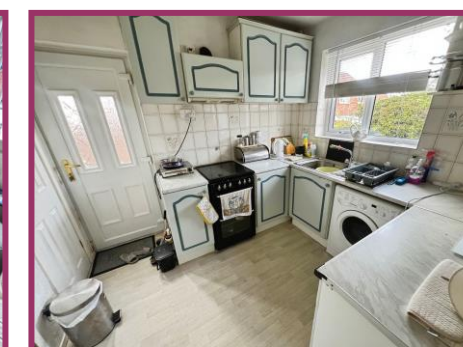
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

HARDEN DRIVE, HARWOOD, BL2 5BX



- 3 bedroom semi detached
- Popular & convenient location
- Some updating required
- Offers great potential to extend/improve
- Good local amenities
- Generous size plot/gardens
- Ideal 1st time home or investment
- Viewing by appointment



Offers in the Region Of £160,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

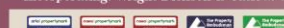
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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this three bedroom semi detached house, situated in a very convenient location, close to local shops, schools and transport links. Harwood village centre is also within easy reach. The property is situated on a generous plot with great potential to extend, subject to planning permission. It is fair to say that the house would benefit from some updating and would make an ideal first time purchase or investment. The accommodation briefly comprises entrance hall, lounge, kitchen and a dining room. Upstairs there are three bedrooms and a shower room. Outside, there are gardens to 3 sides of the property, along with a driveway which leads to a single garage. The property also benefits from UPVC double glazing and gas central heating. 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 or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: UPVC double glazed front door with a matching window aside, radiator, staircase to the landing, doors lead to:

Lounge: 12' 10" x 11' 6" (3.91m x 3.50m) UPVC double glazed window to the front aspect, radiator below, feature marble fireplace incorporating a living flame gas fire, coving to the ceiling.

Kitchen: 9' 4" x 8' 3" (2.84m x 2.51m) UPVC double glazed window to the rear garden aspect, fitted wall and base units with worktop surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for a cooker, concealed extractor hood above, space for a washing machine, built in under stairs storage cupboard .

Dining Room: 8' 0" x 9' 6" (2.44m x 2.89m) UPVC double glazed window to the rear aspect, radiator below low, Parquet wooden flooring.

Landing: UPVC double glazed window to the side aspect, access to the loft.

Bedroom One: 11' 1" x 10' 9" (3.38m x 3.27m) UPVC double glazed window to the front aspect, radiator below, fitted wardrobes with overhead storage cupboards.

Bedroom Two: 10' 1" x 10' 9" (3.07m x 3.27m) UPVC double glazed window to the rear aspect, radiator below, fitted wardrobes.

Bedroom Three: 7' 0" x 7' 0" (2.13m x 2.13m) UPVC double glazed window to the rear aspect, radiator below.

Shower Room: 6' 9" x 6' 7" (2.06m x 2.01m) UPVC frosted double glazed window to the front aspect, contemporary suite comprising, shower cubicle, wash hand basin with mixer tap set to a vanity unit, close coupled WC, radiator, tiling to the walls, inset spotlights to the ceiling.

Outside: To the front there is a metal gate which opens on a pathway, with laid to lawn garden aside. A driveway leads to a single garage with an electric control fob up and over door. There is a substantial rear garden which is in two parts. A laid to lawn garden is bordered by plant displays. There is a paved patio and a paved area which continues along the side elevation. Steps lead down to the lower level part of the garden, which is mostly paved with feature tree and floral displays. An external door gives access to the garage.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.10 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

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 or visiting: 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 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 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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