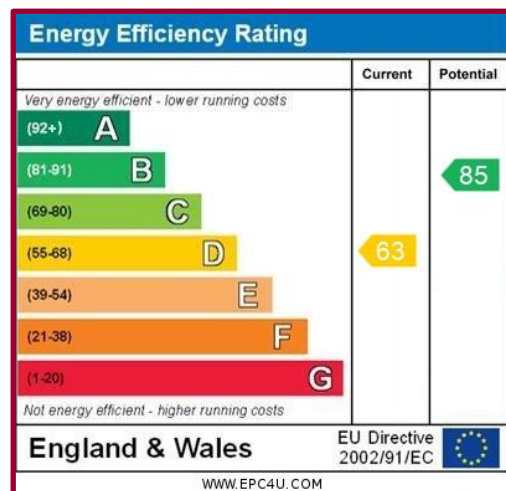
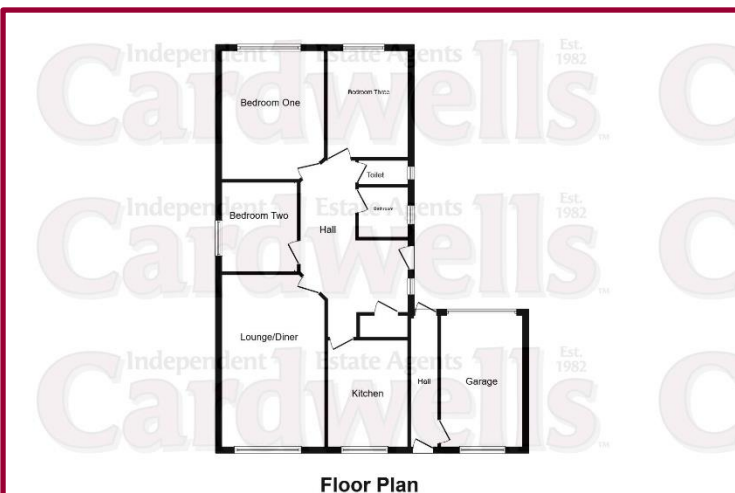




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BRAMHALL AVENUE, HARWOOD, BOLTON, BL2 4EU



- Stunning renovated true bungalow
- Adjoining Harwood Golf Club
- Wonderful far reaching countryside views
- 3 double bedrooms
- Wonderful open plan lounge/diner/kitchen
- Contemporary styling, quality fixtures
- Garage & private driveway parking
- Landscaped gardens, no upward chain delay



Offers in Excess of £350,000

BOLTON

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

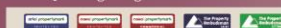
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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

A completely refurbished, true detached bungalow, enjoying a fabulous position with an outlook over Harwood Golf Course and the countryside beyond. There is a real rural feel about the position, and the bungalow has been comprehensively improved to give a contemporary feel throughout. Locally Harwood enjoys some superb amenities, which include: supermarkets, houses of worship, schools, restaurant, superb sporting and leisure clubs/facilities, beautiful countryside, available to explore on foot, or bicycle and easy access to: Bury, Bolton, Ainsworth, and beyond. The internal accommodation extends to around 882 ft.² of superbly appointed living space, briefly comprising: welcoming reception hallway with two built-in storage areas, a stunning open plan, lounge/diner/kitchen, which is flooded with natural light from the patio doors, which open out onto the rear garden, and the additional uPVC windows the kitchen was completed in 2024 and at the time of writing, the oven has not even been used! There are three double bedrooms, all with quality carpeting neutral decorations and fitted blinds to the double glazed windows plus a four piece modern bathroom suite complete with corner shower enclosure and separate bath. There is an internal passageway between the main living accommodation and the single garage, the garage is equipped to be used as utility space if so desired. There is private off-road driveway car parking for several vehicles and both the front and the rear gardens have been landscaped with easy maintenance and relaxation in mind. The bungalow has so much to offer, the renovation program was only completed in January 2024 and an opportunity to live in this exclusive position adjoining the golf course does not come to the rental market often. There is so much to admire about this bungalow that a personal inspection is essential to appreciate everything on offer. In the first instance, a walk-through viewing video is available to watch , and then a viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or via www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate square footage: The overall approximate square footage of the property is around 882 ft.²/82 m².

Hallway 13' 3" x 12' 6" (4.049m x 3.815m) Measured at maximum points. There are two generous built-in storage areas, radiator, quality uPVC entrance door with window to the side, neutral decorations, spot lighting, loft access point and quality flooring which flows through the hallway and into the open plan lounge/diner/kitchen.

Open lounge/diner/kitchen: 20' 6" x 16' 8" (6.252m x 5.073m) A wonderful open plan room which is flooded with natural light from the double patio doors which open out onto the rear garden and the uPVC windows to the side plus the large uPVC window Over the kitchen area, the ceilings are skimmed with spot lighting and the decorations are neutral throughout to the lounge area. There is a wall mounted flame effect. Electric fire and the fitted kitchen was only completed in January 2024, enjoying a excellent range of matching: drawers, base and larder cupboards, oven/grill, electric hob with matching extractor and black scratch resistant sink with mixer tap over, tall anthracite radiator to the kitchen area. The work surfaces extend into a breakfast bar and the four stools are staying in the property. This whole space enjoys the aspect over the golf course and the countryside.

Bedroom 1 13' 11" x 11' 2" (4.252m x 3.391m) uPVC window to the front with fitted blinds, neutral decorations, quality carpeting, radiator.

Bedroom 2 11' 11" x 9' 0" (3.621m x 2.743m) uPVC window to the front with fitted blinds, neutral decorations, quality carpeting, radiator.

Bedroom 3 9' 9" x 8' 2" (2.967m x 2.477m) uPVC window to the side with fitted blinds, neutral decorations, quality carpeting, radiator.

Bathroom 8' 5" x 5' 5" (2.558m x 1.655m) A stylish modern four piece family size bathroom suite, complete with corner shower enclosure with both hand held and overhead shower options, separate bath, dual flush WC and wash hand basin with storage space below, heated towel rail, ceramic wall tiling, spotlighting, extractor, 2 uPVC windows

Internal passage: 15' 0" x 2' 9" (4.564m x 0.83m) Accessed from both the front, rear and the kitchen is this internal storage passageway from which there is a pedestrian door, also into the garage.

Garage: 17' 7" x 8' 8" (5.354m x 2.651m) Vehicle access door to the front and a uPVC window to the rear, which enjoys the views, the rear of the garage is plumbed and has electrics washing machine, worktops/utility space and the boiler is mounted to the wall. The garage is served by a private driveway providing an abundance of off-road car parking space.

Gardens The front garden is set behind a low level wall and is finished in golden gravel for easy maintenance. The rear garden has been professionally landscaped with a substantial flagged patio area and an additional corner patio

space the borders are finished with sleepers and have been particularly well stocked with soil in readiness of the new occupants planting their own choice of flowers. Beyond the rear boundary is the golf course.

Tenure: Cardwells Estate Agents Bolton premarketing research indicates that the property is Leasehold enjoying a term of circa 999 years 1st November 1959.

Council Tax Band: The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is D rated, this is at an annual cost of around £2,267.

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

