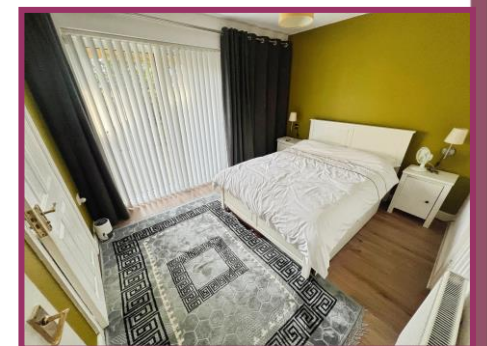




HARBURY CLOSE, BOLTON, BL3 4JY



- 4 bedroom family home
- Popular & convenient location
- 3 storey townhouse
- Versatile accommodation
- Master bed with en suite
- Lounge dining room, with Juliet balcony
- Good local amenities
- Viewing recommended



£225,000

BOLTON

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 E: bolton@cardwells.co.uk

BURY

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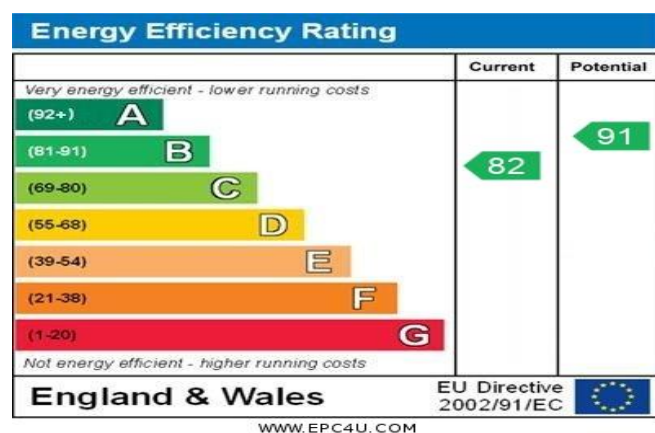
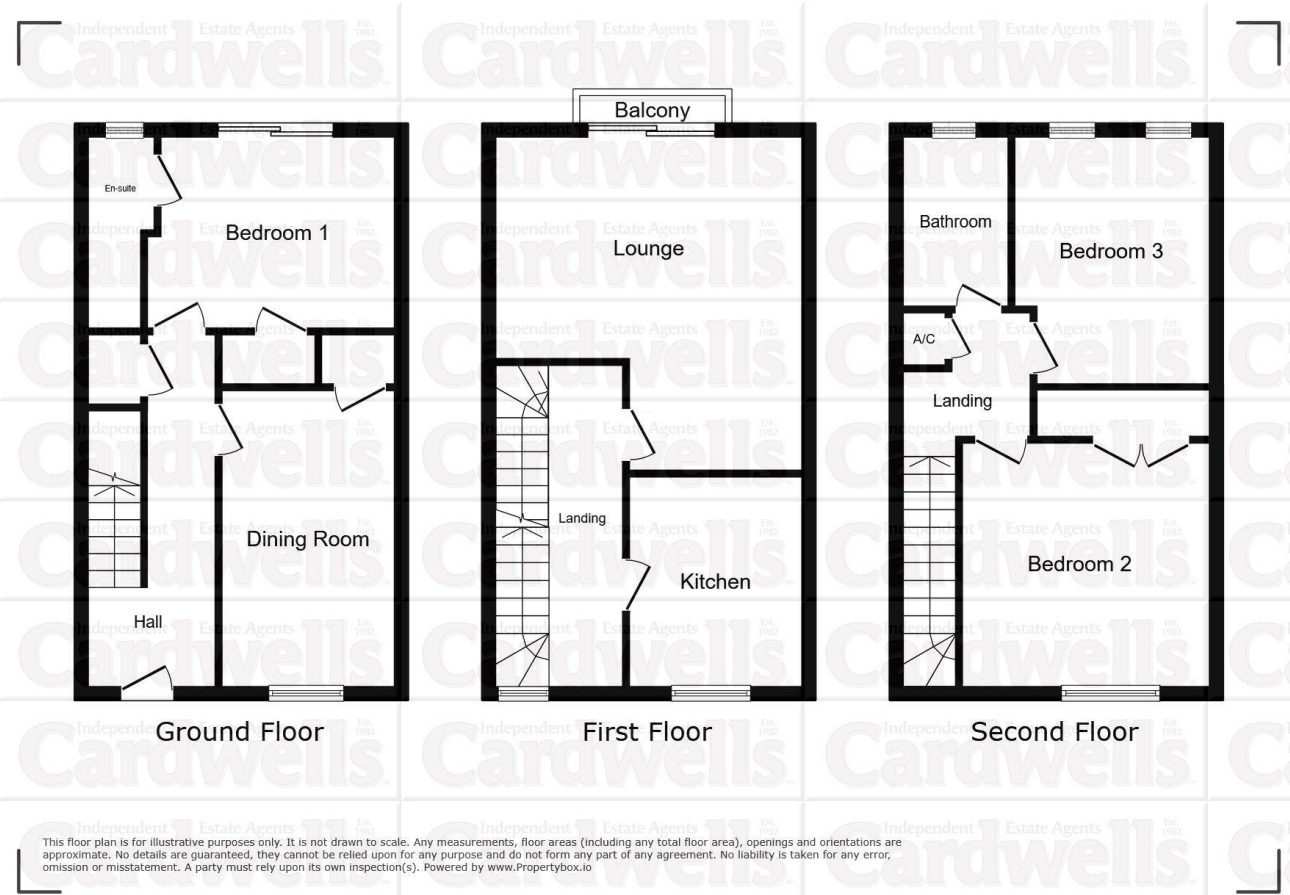
LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A four bedroom townhouse, situated in a small development, in very popular location. There are good local amenities, including schools, shops and transport links. The motorway network is within easy reach, making this ideal for people wishing to travel throughout the north-west. The versatile accommodation is over three floors, making this an ideal family home. Viewing is highly recommended, through Cardwells estate agents Bolton, 01204 381 281 bolton@cardwells.co.uk The versatile accommodation briefly comprises, Entrance hall, bedroom, with an ensuite shower room and a further double bedroom. On the first floor you will find the lounge dining room with a Juliet balcony and the kitchen. On the second floor, you will find two double bedrooms and the family bathroom. Outside there is a garden and a driveway to the front. To the rear there is an enclosed garden with a wooden decked patio. The property also benefits from uPVC double glazing and gas central heating via a modern Combi boiler.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: Radiator, built-in under stairs storage cupboard, coving to the ceiling, radiator, spindled staircase to the landing.

Bedroom 1: 12' 0" x 9' 5" (3.65m x 2.87m) Double glazed sliding patio door, rear aspect, built in wardrobe/storage cupboard, radiator.

En suite: 9' 8" x 3' 3" (2.94m x 0.99m) uPVC frosted double glazed window aspect, modern white suite comprising, Shower cubicle, wash basin with mixer tap and set to a vanity unit, close coupled WC, radiator, extractor fan.

Bedroom 4: 14' 7" x 8' 4" (4.44m x 2.54m) uPVC double glazed window front aspect, radiator, built in wardrobes/storage cupboard.

First floor landing: uPVC double glazed window front aspect, radiator, doors lead to

Lounge dining room: 16' 5" x 15' 1" (5.00m x 4.59m) Lounge area UPVC double glazed 'Juliet' balcony, with a sliding door aspect, two radiators, separate dining area, coving to ceiling.

Kitchen: 10' 4" x 8' 6" (3.15m x 2.59m) uPVC double glazed window front aspect, fitted wall and base units with matching work surfaces and tiled splashbacks, built in oven and grill, four ring gas burner hob, extractor canopy above, stainless steel sink unit with mixer tap, space for a washing machine, space for a tumble dryer, radiator.

From the first floor landing the staircase continues to the second floor.

Landing: Built in airing cupboard, access to the loft.

Bedroom 3: 12' 0" x 12' 0" (3.65m x 3.65m) uPVC double glazed window front aspect, built-in wardrobe/storage cupboard, radiator.

Bedroom 2: 12' 7" x 10' 2" (3.83m x 3.10m) 2 uPVC double glazed windows, rear aspect, radiator below, built in wardrobe/storage cupboard.

Bathroom: 8' 4" x 5' 2" (2.54m x 1.57m) uPVC frosted double glazed window, rear aspect, white suite comprising, enclosed bath, with mixer tap/shower attachment, wash basin with mixer tap inset to a vanity unit, close coupled WC, radiator, part tiling to the walls.

Outside: To the front there is a tarmac driveway, providing off-street parking and a paved pathway. To the rear there is a wooden decked patio and also a paved patio area, with mature tree and plant displays.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, From 30 July 2002 until 31 August 2999

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

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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