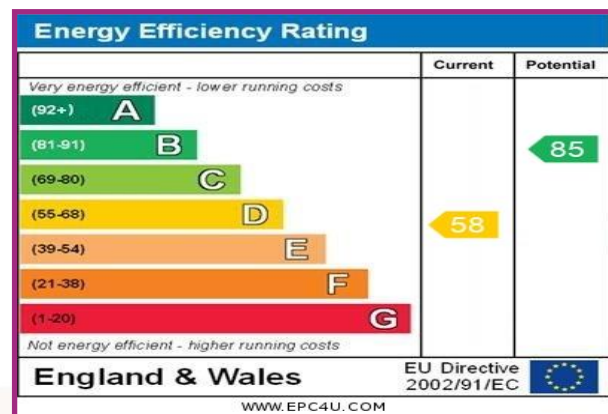
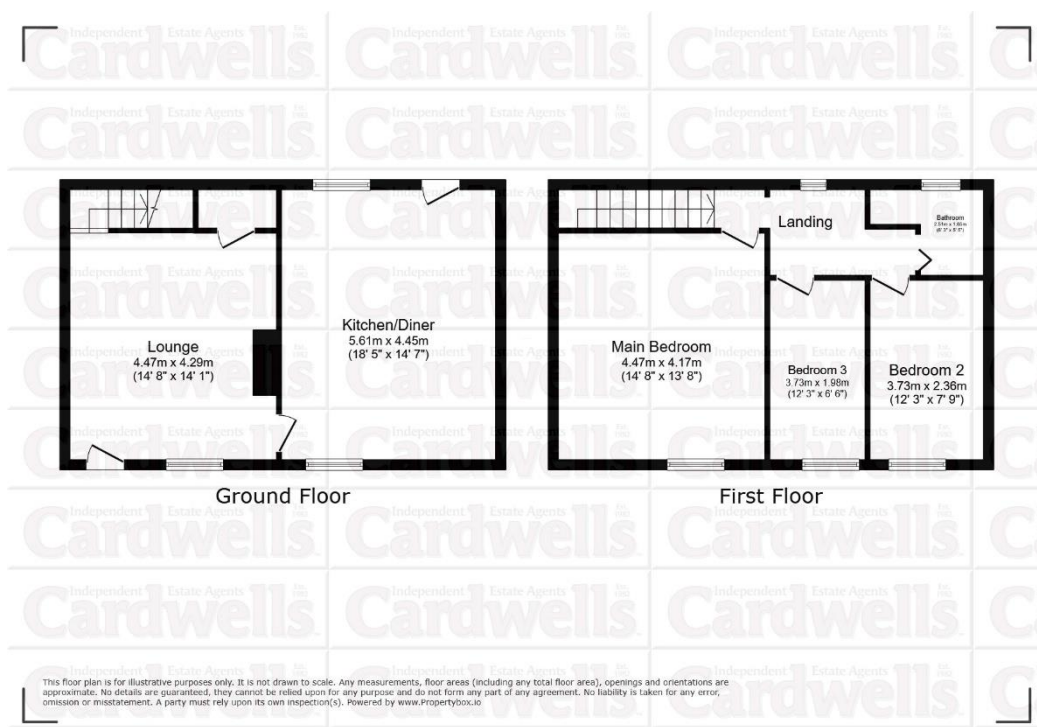




BROOKFOLD LANE, HARWOOD, BL2 4DZ



- Victorian stone cottage
- Deceptively spacious
- Many character features
- Sought after location
- Close to village centre
- Excellent local amenities
- Easy access to Bury & Bolton
- 3 bedrooms, lounge, dining area



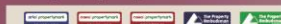
£275,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A great opportunity to purchase this characterful Victorian stone cottage. This charming property is deceptively spacious with three good sized bedrooms, a lounge with a feature stone fireplace and an open plan kitchen dining room. The property is close to the centre of Harwood Village, with excellent amenities including, Morrisons supermarket, local shops, pubs, schools and parks. Viewing is highly recommended through Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Lounge: 14' 1" x 14' 8" (4.29m x 4.47m) uPVC double glazed window, front aspect, feature stone fireplace incorporating a multi fuel burning stove, mounted on a York stone hearth, wooden beams to the ceiling, built in under stairs storage cupboard, staircase to the landing, two radiators.

Open kitchen dining room : 14' 7" x 18' 5" (4.44m x 5.61m)

Dining area: uPVC double glazed window, front aspect, two radiators, wooden beams.

Kitchen: uPVC double glazed window and door, rear yard aspect, range of modern fitted wall and base units, with complimentary worktop surfaces ,breakfast bar, stainless steel sink unit with mixer tap, built in oven and microwave, halogen hob, extractor hood above, space for a dishwasher and a washing machine, integrated fridge freezer, tiled floor, inset spotlights to the ceiling. Central heating boiler which we are advised is 2 years old.

Landing: uPVC double glazed window rear aspect, radiator below, access to the loft, inset spotlights to the ceiling and light tunnel skylights. Doors lead to,

Bedroom 1: 13' 8" x 14' 8" (4.16m x 4.47m) uPVC double glazed window, front aspect, radiator below, vaulted ceiling with two double glazed Velux windows and wooden beams, radiator.

Bedroom 2: 7' 9" x 12' 3" (2.36m x 3.73m) uPVC double glazed window, front aspect, radiator below, inset spotlights to the ceiling.

Bedroom 3: 6' 6" x 12' 3" (1.98m x 3.73m) uPVC double glazed window front aspect, radiator below, inset spotlights to the ceiling.

Bathroom: 8' 3" x 5' 5" (2.51m x 1.65m) uPVC frosted double glazed window rear aspect, contemporary bathroom suite comprising, bath with mixer tap, tiled shower cubicle, close coupled WC, wash basin with mixer tap inset to a vanity unit, wooden beams to the ceiling, double glazed Velux skylight window, tiling to the walls. Underfloor heating.

Outside: There is a storm wall and the gates giving access to the front garden. To the rear there is an enclosed garden which is mostly gravelled, with a paved pathway and a seating area.

Viewings: Please contact 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 D annual cost of £2267

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

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

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

