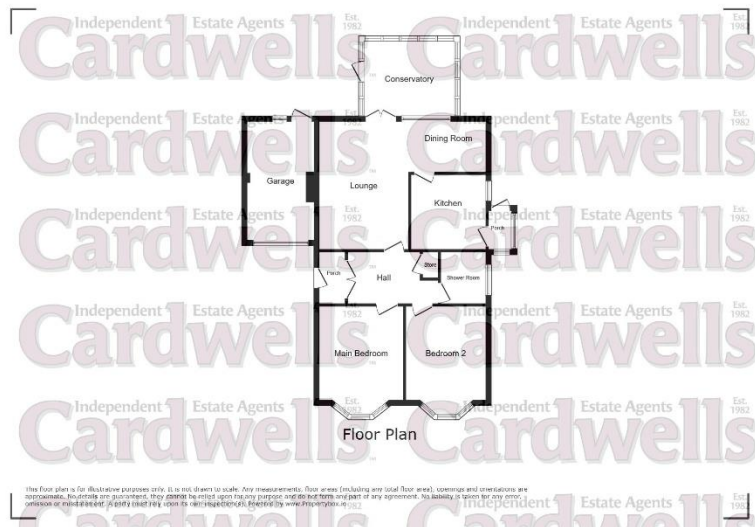


Independent Estate Agents

Cardwells

www.cardwells.co.uk

BELMONT VIEW, HARWOOD, BL2 3QN



- Lovely true bungalow
- Sought after location
- Pleasant views
- Potential to improve
- Close to village centre
- Excellent amenities
- 2 bedrooms, lounge/dining room
- Shower rm, conservatory, garden



£274,950

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



Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



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Est. 1982

Cardwells are pleased to offer for sale this lovely two bedroom bungalow, situated in a very popular and convenient location. The property is within close proximity of all the excellent amenities available in Harwood Village, which include, Morrisons supermarket, medical Centre, bars, local shops and schools. Bolton town Centre is within easy reach, along with Bury town Centre. Views of the West Pennine moors and Winter Hill are visible from the rear garden, along with pleasant countryside aspects to the front. Viewing is highly recommended, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises, Entrance porch, hallway, Open plan lounge dining room, kitchen, uPVC double glazed conservatory, two bedrooms and a shower room. Outside, there are delightful gardens the front and rear, along with a driveway, which leads to a single attached garage with an electronically operated up and over door. Property also benefit benefits from double glazing to the majority and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: 3' 0" x 6' 0" (0.91m x 1.83m) Double glazed composite door with sidelights. Tiled flooring and glazed double doors into the hall.

Hall: 11' 6" x 7' 0" (3.50m x 2.13m) Radiator, doors into the lounge, both bedrooms, the shower room and the storage cupboard. Access to the loft, via a pull-down ladder. The loft has a light and is partially boarded.

Lounge: 11' 4" x 16' 3" (3.45m x 4.95m) Open plan to dining, fireplace incorporating a living flame gas fire and surround. French doors open into the conservatory.

Conservatory: 116' 0" x 9' 6" (35.33m x 2.89m) The conservatory is of brick base construction, with the rest being UPVC double glazed, with a radiator and an electric panel heater. There is tiling to the floor, and French doors open on to the rear garden.

Dining Area: 9' 6" x 6' 5" (2.89m x 1.95m) Window conservatory aspect, with a radiator positioned beneath and a glazed door into the kitchen.

Kitchen: 9' 0" x 9' 4" (2.74m x 2.84m) fitted with white laminate wall & base units with granite effect laminate worktops and tiled splashbacks. Space for a freestanding gas cooker with an integrated extractor above. Space for a dishwasher and a space for an under counter fridge. Bowl and a half stainless steel sink with a mixer tap and a window above on the side elevation. There is a kick space plinth heater, laminate flooring and a glazed timber door into the side porch.

Side Porch: The obscure glazed porch has a glazed UPVC external door and tiled flooring.

Master Bedroom: 10' 8" x 11' 11" (3.25m x 3.63m) Bow window on the front elevation, radiator, fitted wardrobes, 2 chests of drawers and bedside tables.

Bedroom Two: 9' 9" x 11' 11" (2.97m x 3.63m) Bow window to the front aspect, radiator. There are fitted wardrobes, chests of drawers and a matching ottoman storage chest.

Shower Room: 5' 5" x 6' 11" (1.65m x 2.11m) Fitted with a white 3-piece suite comprising of:- WC & wash basin in a combination vanity storage unit and a corner thermostatic shower. It is fully tiled, has a window with obscure glazing on the side elevation, a chrome heated towel rail, and vinyl tiled flooring.

Storage Cupboard: Located in the hall the storage cupboard has a clothes rail, shelving and is the perfect place for your vacuum cleaner and ironing board.

Outside: There is a block paved driveway to the front leading to a single attached garage, with an electronically operated up and over door. There is an open laid to lawn garden with plant and tree displays. There is a delightful rear garden, which is mainly laid to lawn, with a paved patio and plant displays.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 November 1960

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk 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.

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

