

Independent Estate Agents
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SHALFLEET CLOSE, HARWOOD, BL2 3HH



- Semi detached true bungalow.
- One bedroom
- Lounge/diner, Fitted kitchen
- Tiled wet room
- No onward delay
- Lovely hillside view to rear
- Gas central heating / double glazing
- Walking distance to Harwood town centre.



Offers in the Region Of £140,000

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

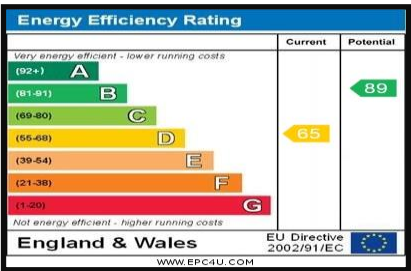
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E: bury@cardwells.co.uk

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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

This one bedroom bungalow has to be located in one of the better positions on this development of similar style over 55's properties having beautiful Woodland and Hillside views to the rear. The development itself is located within walking distance to Harwood shopping centre and all the amenities. Briefly comprising: entrance hallway, store cupboard, lounge / dining room, fitted kitchen, tiled wet room. Communal gardens to the rear. Available with no onward chain delay, early viewing is highly recommended. Initial viewings can be via our virtual viewing video and then booked in person through our Cardwells Estate Agents Bolton office on (01204) 381281, Online @cardwells.co.uk or by emailing bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: 7' 10" x 3' 6" (2.4m x 1.07m) Glazed composite door to the side elevation. Tiled flooring. Storage cupboard. Loft access. Doors to all rooms.

Lounge dining room: 13' 5" x 9' 11" (4.09m x 3.02m) Double glazed window to the front elevation. Living flame gas fire with surround. Central heating radiator.

Kitchen: 9' 10" x 5' 7" (3.00m x 1.70m) Double glazed window to the front elevation. Range of fitted base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Freestanding electric cooker. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Tiled floor.

Bedroom: 10' 10" x 9' 11" (3.3m x 3.02m) Double glazed window to the rear elevation. Radiator.

Wet room: 6' 0" x 5' 4" (1.83m x 1.63m) Double glazed window to the side elevation. Fully tiled with walk in shower area with an electric shower and fold up wall mounted shower seat. Wash hand basin. WC. Mirrored bathroom cabinet. Radiator.

Storage cupboard 2' 7" x 2' 5" (0.79m x 0.74m) Combi boiler. Shelving.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

Service Charge: Yearly service charge is £1,982.04

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

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

