



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Semi-Detached True Bungalow
- Desirable Residential Location
- Bright 13' Lounge
- Two Bedrooms
- Driveway & Detached Garage
- Available with No Onward Chain

DAVENPORT FOLD
ROAD, HARWOOD

£200,000



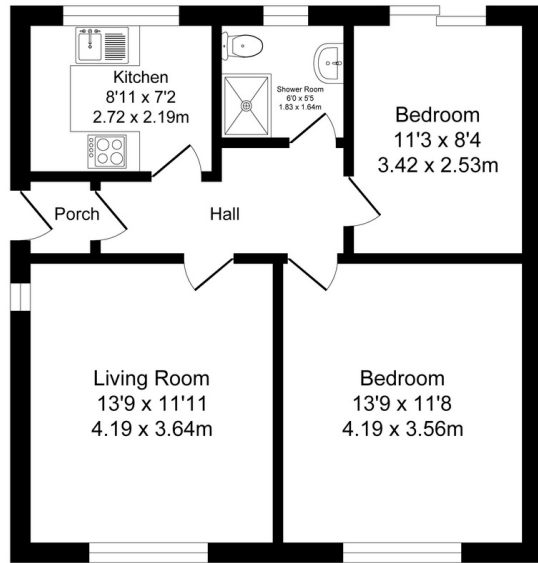
Davenport Fold Road, Harwood



Davenport Fold Road, Harwood

Total Approx. Floor Area 616 Sq.ft. (57.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor
Area 616 Sq.Ft
(57.2 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

True bungalows are consistently in high demand and never more so than when located in a desirable location. We are confident, therefore, that this two bed semi-detached example will be similarly popular, situated within a quiet and highly desirable residential setting, just off Hardy Mill Road.

The well-regarded district of Harwood has a great deal to offer its inhabitants, not least an abundance of local shops and amenities which are available within the centre of the village, whilst those with a penchant for socialising will be spoilt for choice by the eclectic range of bars, public houses and eating establishments. Aside from the practicalities of the location, the accessibility to beautiful local countryside is another real highlight, perhaps in which to relax away the stresses of the day with an evening stroll with the dogs.

The property has been a lovingly cared for home, however its accommodation could now perhaps benefit from a little updating in certain areas. This does, however, provide an exciting opportunity for a new owner to infuse their own taste and style, creating a home to their individual specification.

One enters via the entrance porch and proceeds through into the reception hallway, before continuing though into the 13' living room, where one will immediately remark on the abundance of natural light afforded by the bright dual-aspect, which also aids in the creation of a warm and inviting ambience. The kitchen is fitted with a range of modern Oak-effect wall and base units with contrasting laminated work surfaces and incorporates an electric oven and halogen hob, whilst there is space for one's other free-standing appliances.

The 13' primary bedroom is located to the front elevation and benefits from a range of modern built-in wardrobes, whilst one may wish to utilise the 11' second bedroom, which is located to the rear of the property, as a formal dining room, enjoying a pleasant aspect over the garden via the uPVC double glazed patio doors. The accommodation is completed by a wet room-style shower room, which will be ideal for anyone suffering with mobility problems, being partially tiled and comprising of WC, wall-mounted wash hand basin and electric shower.

Externally, the front garden is mainly laid to lawn, with mature plants and shrubs to the perimeter. The rear garden is lovely and private and similarly laid to lawn, with a decked seating area providing plenty of space for al-fresco dining, perhaps enjoying a spot of late afternoon sun afforded by the bright South-Westerly aspect. Off-road parking facilities are provided on the driveway, whilst there is a detached garage providing some useful storage space.

Modern appointments include uPVC double glazing throughout and gas central heating, including the installation of a new combination boiler within the last year.

Available with the added benefit of no onward chain, we would highly recommend an internal inspection.



REDPATH LEACH

ESTATE AGENTS



@redpathleach



@redpathleach



enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR