

HARWOOD ROAD, TOTTINGTON. BL8 3PY



- Two Bedroom End Terraced
- Detached Garage
- Large Garden Included
- Rear Yard
- In Need of Updating
- No Onward Chain
- Close to Local Transport Links
- Parking to Side



£175,000

BOLTON

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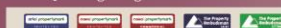
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this two bedroom end terraced. Boasting a fantastic sized plot of land with a detached garage this property would suit someone looking for a project. Situated in a semi rural location with easy access routes to both Bury and Bolton this property does need updating and comprises of; lounge, dining kitchen, two double bedrooms and a shower room. Externally this property is pavement fronted with a small space to park a car to the side. To the rear is a small rear yard. This property then has a detached garage and large garden included with the property. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 14' 3" x 11' 7" (4.34m x 3.53m) UPVC double glazed window to front aspect. Ceiling light point. Feature fire.

Kitchen/Diner 14' 3" x 6' 9" (4.34m x 2.06m) Two UPVC double glazed windows to rear aspect. A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Stairs to first floor. Door to rear porch. Ceiling light point.

Rear Porch UPVC double glazed windows to rear and side aspect. Door to rear yard.

First Floor Landing

Bedroom 1 13' 2" x 12' 7" (4.01m x 3.83m) UPVC double glazed window to front aspect. Ceiling lights point

Bedroom 2 8' 6" x 8' 0" (2.59m x 2.44m) Access from master bedroom. UPVC double glazed window to rear aspect. Ceiling light point.

Shower Room 6' 1" x 5' 6" (1.85m x 1.68m) UPVC double glazed window to rear aspect. Low flush wc. Pedestal wash hand basin. Shower cubicle with overhead shower. Ceiling light point.

Externally Pavement fronted with a small space for a small car. To the rear a landscaped rear yard. This property has a detached garage with a large garden to the side and rear of this, which is included in the price.

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Freehold. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,610 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury 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 0161 761 1215, email:

bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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 Bury on 0161 761 1215, emailing: bury@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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"

