



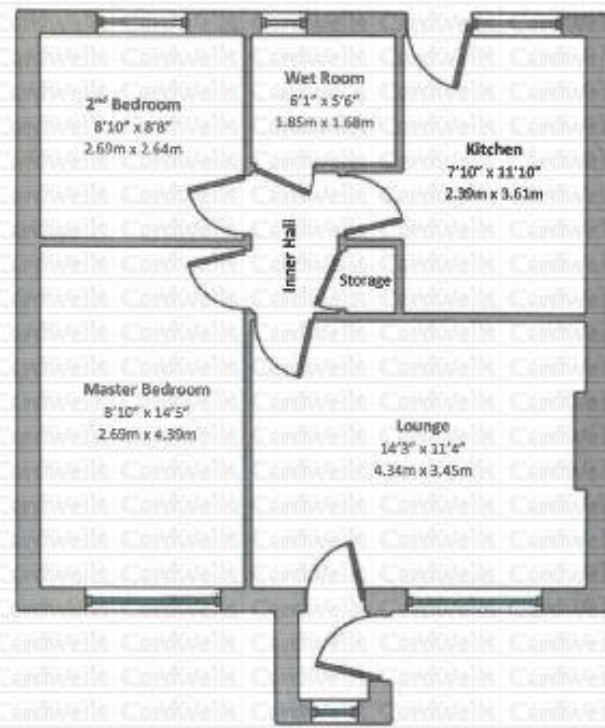
| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epca.gov.uk | | | |

Independent Estate Agents Est. 1982
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SHALFLEET CLOSE, HARWOOD, BL2 3HH



- Purpose built over 55's bungalow
- No upward chain involved
- 2 bedrooms, wet room
- Quiet cul de sac position
- Close to Harwood centre
- Excellent local amenities
- Driveway, communal rear gardens
- Viewing highly recommended



Offers Over £160,000

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

BURY
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 E: bury@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with 'no upward chain involved', this purpose-built over 55's true bungalow, situated in a quiet cul de sac. The property is within close proximity to local shops, Morrisons supermarket, Harwood medical centre and Methodist Church. The bungalow is well presented with two bedrooms and benefits from UPVC double glazing and gas central heating. Outside there are communal gardens to the front and rear along with a driveway. Viewing is highly recommended through Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: UPVC double glazed front door and window.

Lounge: 14' 3" x 11' 4" (4.34m x 3.45m) UPVC leaded light double glazed window to the front aspect, radiator below, feature marble effect fireplace, incorporating an electric fire, coving to the ceiling.

Inner Hallway: Built-in storage cupboard, access to the loft.

Kitchen: 7' 9" x 11' 10" (2.35m x 3.61m) UPVC double glazed window and door to the rear garden aspect, range of fitted wall and base units with worktop surfaces and tiled splashbacks, built-in oven, four ring electric hob, with a concealed extractor hood above, stainless steel sink unit with mixer tap, space for a fridge freezer, washing machine and a dishwasher, space for a tumble dryer, radiator.

Bedroom One: 8' 10" x 14' 5" (2.69m x 4.39m) UPVC leaded light double glazed window to the front aspect, radiator below.

Bedroom Two: 8' 10" x 8' 8" (2.69m x 2.64m) UPVC double glazed window to the rear garden aspect, radiator below.

Wet Room: 6' 1" x 5' 6" (1.85m x 1.68m) Frosted double glazed window to the rear aspect, shower area, wash basin, close coupled WC, radiator, part tiling to the walls.

Outside: There is an open plan laid to lawn garden with shrub borders. A paved driveway provides off street parking and a pathway leads to the front door. There are open plan communal rear garden areas and a paved patio.

Tenure: Cardwells estate agents Bolton research indicates the property is freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

Service Charge: £2,382.12 Per Annum.

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

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolto@cardwells.co.uk, www.cardwells.co.uk

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

Thinking of selling or letting in Bolton: 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

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