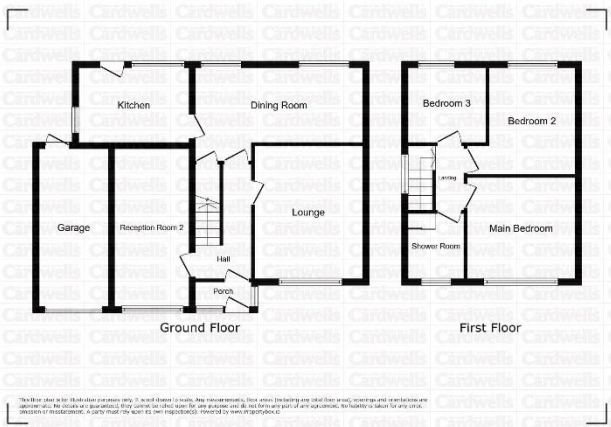
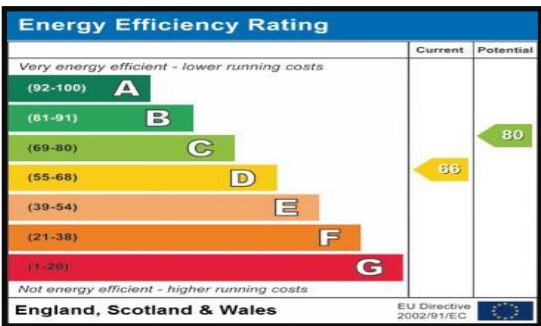




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BROOK GARDENS, HARWOOD, BL2 3JD



- Detached family home
- Sought after Harwood location
- Occupying a generous corner plot
- Three bedrooms
- Additional reception room with shower rm
- Lounge and separate dining room
- Large driveway, carport
- Excellent local schooling and amenities nearby



Offers in the Region Of £310,000

BOLTON
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Occupying an enviable corner plot just off the highly regarded Ruins Lane in Harwood, this well loved detached family home offers versatile accommodation, beautiful gardens, extensive off road parking and exciting potential for future expansion, subject to the necessary planning permissions and building regulations. The property has been cherished by its current owners and presents an excellent opportunity for growing families seeking a home within one of Bolton's most sought after residential locations. Internally, the accommodation comprises a welcoming lounge, a separate dining room ideal for family meals and entertaining, and a fitted kitchen providing ample storage and workspace. An additional reception room with an adjoining shower room offers excellent flexibility and could readily be utilised as a ground floor fourth bedroom, guest suite, home office or playroom, depending on the needs of the purchaser. To the first floor are three well proportioned bedrooms served by a modern three piece shower room. A particular feature of the property is its generous corner plot position. To the front, a substantial driveway provides plentiful off road parking and is complemented by a carport and garage. The side gardens include a beautifully maintained lawn together with an additional low maintenance garden area, creating an attractive setting whilst also offering significant potential to extend to the side, subject to obtaining the necessary planning consents. This presents an exciting opportunity for purchasers looking to create additional living accommodation and add further value to an already impressive family home. The rear garden has been thoughtfully landscaped and enjoys a flagged patio area with ample space for outdoor furniture, making it ideal for summer entertaining and al fresco dining. The garden further benefits from a manicured lawn, space for a garden shed and attractive low maintenance borders, creating a private and enjoyable outdoor environment.

The location is a major attraction of this superb home. Harwood remains one of Bolton's most desirable residential areas, offering an excellent range of local amenities including supermarkets, independent shops, cafés, restaurants, medical facilities and leisure amenities. Families are particularly well served by a selection of highly regarded schools including St Maxentius CE Primary School, Hardy Mill Primary School, Canon Slade School and Turton School, all of which contribute to the area's enduring popularity. For those who enjoy outdoor pursuits, beautiful countryside walks, Jumbles Country Park and Turton Reservoir are all within easy reach. For commuters, the property is ideally positioned with convenient access to Bolton town centre, the A666 and the wider regional motorway network including the M61, providing straightforward routes towards Manchester, Preston, Chorley and surrounding areas. Regular bus services operate locally, whilst Bolton Railway Station offers direct rail services to Manchester, Salford and beyond, making this an ideal location for those travelling both locally and further afield. Overall, this fantastic detached home combines flexible family accommodation, beautifully maintained gardens, excellent parking provision, future development potential and a highly desirable location, making it a rare opportunity within the Harwood area. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, radiator, stairs leading to the first floor.

Lounge: 14' 3" x 11' 7" (4.34m x 3.53m) Ceiling light point, radiator, double glazed window to the front, electric fire and surround.

Reception room: 11' 9" x 7' 11" (3.59m x 2.42m) Ceiling light point, radiator, double glazed window to the front, could be potentially used as a fourth bedroom.

Shower room: 7' 10" x 3' 3" (2.39m x 1.00m) Downlights, extractor fan, wall mounted vertical ladder radiator, wc, vanity unit with inset sink, walk in shower cubicle, tiled floor with splashback to the walls.

Dining room: 17' 11" x 8' 0" (5.46m x 2.44m) Ceiling light points, double glazed windows overlooking the rear garden, radiators, understairs storage.

Kitchen: 11' 10" x 8' 4" (3.61m x 2.54m) Ceiling light point, radiator, dual aspect double glazed windows to the side and the rear which overlooks the garden, range of fitted wall and base units with integrated sink with mixer and drainer, extractor fan, space for a gas cooker, under counter fridge and freezer, washing machine, door to the rear.

Garage: 15' 6" x 7' 5" (4.72m x 2.26m) Ceiling light point, electric roller shutter garage door, door to the rear garden.

Landing: Ceiling light point, double glazed window to the side, loft access.

Bedroom 1: 11' 5" x 10' 10" (3.48m x 3.30m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 2: 10' 10" x 9' 3" (3.30m x 2.82m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

Bedroom 3: 8' 6" x 7' 11" (2.59m x 2.41m) Ceiling light point, radiator, double glazed window overlooking the rear garden, fitted wardrobes.

Shower room: 7' 0" x 6' 9" (2.13m x 2.06m) Ceiling light point, three piece suite incorporating a vanity unit with inset sink, wc, walk in shower, double glazed window to the front, wall mounted vertical ladder radiator.

Outside: The front of the property has a well kept lawned garden with borders to one side and a low maintenance garden/rockery area to the other side. There is also a large driveway for multiple vehicles which leads to a garage and a carport. To the rear of the

property there is a good sized flagged patio area for a table and chairs, well manicured lawned garden with low maintenance borders and a shed.

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

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

Council tax: Cardwells estate agents Bolton research indicates the property is band D annual cost £2400

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

