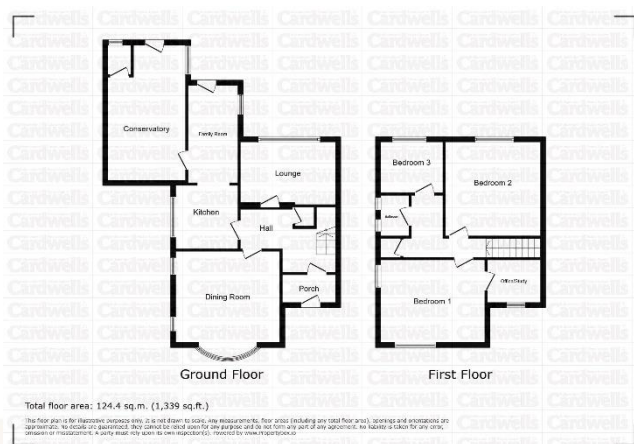




HARDY MILL ROAD, HARWOOD, BL2 4EF



- Stunning Bay fronted 3 bed semi detached
- Reception hallway/dining room/lounge
- Professionally fitted kitchen/family room
- Garage/utility/cloaks Wc
- Landing/3 bedrooms/fitted master/office
- Very well appointed bathroom suite
- Warmed by gas C.H/uPVC double glazed
- Beautiful rear garden/ fabulous views



Offers in Excess of £470,000

BOLTON
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bolton are delighted to offer to the market this absolutely stunning semi detached family home on the ever popular Hardy Mill Road in Harwood. This wonderful extended accommodation sits on an enviable plot size of approximately 0.08 of an acre and as is perfectly situated for popular bars and restaurants, fabulous village amenities, transport links, places of worship including Christ's Church, Harwood Methodist, St Brendan's Roman Catholic, St Maxentious Church of England and is in the catchment area for highly Ofsted rated local schools such as Hardy Mill Primary, with Turton and Canon Slade all. Briefly comprising: Porch, reception hallway, dining room, rear lounge with a beautiful aspect over the garden and fields beyond, professionally fitted kitchen, extended family room/snug, a garage which is now utilised as a utility area with cloaks Wc and additional loft storage, landing, three bedrooms with a fitted master, home office/study and a very well appointed three piece bathroom suite. To the outside is ample driveway parking and to the rear is a fabulous garden which is mainly laid to lawn with a separate patio area storage outhouses with enviable views over the fields and beyond. A personal inspection comes with our highest recommendations to appreciate all this fabulous family home has to offer. Viewings are welcomed, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 2' 11" x 50' 0" (0.89m x 15.23m) uPVC door, timber and glass door giving access to.

Reception hallway: 8' 4" x 11' 4" (2.54m x 3.45m) Turning staircase to the landing, under stairs storage cupboard, wall mounted radiator.

Dining room: 12' 4" x 14' 1" (3.76m x 4.29m) Feature fireplace and surround with original coal fire, wall mounted radiator, uPVC bay window, uPVC double glazed windows to the side aspect.

Main lounge: 21' 3" x 13' 2" (6.47m x 4.01m) Full length uPVC double glazed windows, two wall mounted radiators, feature fireplace and surround with ornamental fire.

Kitchen: 17' 4" x 8' 5" (5.28m x 2.56m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, range master style ceramic oven, space for white goods, two uPVC double glazed windows, wall radiator.

Family room/snug: 13' 5" x 6' 9" (4.09m x 2.06m) Wall mounted radiator, two uPVC double glazed windows, uPVC door giving access to the side, uPVC door giving access to the garden.

Garage: 25' 5" x 10' 6" (7.74m x 3.20m) Professionally built garage which is now a separate utility area with a wood burner under and loft storage, with fitted roller shutter door.

Cloaks w.c.: 5' 9" x 2' 8" (1.75m x 0.81m) Two piece comprising Wc, wall mounted wash basin, uPVC double glazed window, uPVC door giving access to the garden.

Landing: 9' 5" x 7' 10" (2.87m x 2.39m) Cupboard housing the gas combination boiler, wall mounted radiator.

Bedroom 1: 11' 11" x 14' 0" (3.63m x 4.26m) Professionally fitted wardrobes, two uPVC double glazed windows, wall mounted radiator, pedestal wash basin.

Bedroom 2: 11' 2" x 11' 0" (3.40m x 3.35m) Built in wardrobe, uPVC double glazed window, wall mounted radiator.

Bedroom 3: 8' 11" x 8' 8" (2.72m x 2.64m) uPVC double glazed window, wall mounted radiator.

Office/study: 6' 0" x 5' 8" (1.83m x 1.73m) uPVC double glazed window, wall mounted radiator.

Family bathroom: 8' 5" x 5' 7" (2.56m x 1.70m) Very well appointed three piece suite comprising Wc, pedestal wash basin wall mounted mirror over with light, bath with T bar mixer shower and fitted curtain, full wall tiling, wall mounted heated towel rail, t, two frosted uPVC double glazed windows.

Outside: To the outside is double driveway parking and there is a beautiful landscaped garden to the rear with a separate patio area and two storage sheds.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a leasehold tenure, 999 years from 1934, circa 5.00 paid annually.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band D and the current cost is approximately £2,400.00 per annum payable to Bolton Council.

Total area: Cardwells estate agents Bolton research indicates the property is approximately 1339 sq ft

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

