



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

TOTTINGTON ROAD, HARWOOD, BL2 4BN



- Impressive stylish home
- Stunning kitchen with Quartz worktops
- Ground floor all open plan
- Gas C.H, mixed D.G, cavity wall insulation
- Side by side off road parking
- Landscaped rear garden
- Walking distance to Harwood centre
- Viewing recommended



£230,000

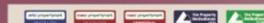
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this modern stylish home. The ground floor is all open plan, beautiful kitchen with Quartz worktops and lounge, To the first floor there are 2 bedrooms and a bathroom. The garden is landscaped and there is off road parking. The property is walking distance to Harwood centre along with all of its amenities. Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk for viewings.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: 3' 7" x 4' 4" (1.09m x 1.32m) Glazed composite door welcomes you into the property. The hall has laminate flooring, door into the lounge, radiator and stairs to the first floor.

Lounge area: 12' 4" x 13' 8" (3.76m x 4.16m) Elegant and stylish. The lounge has a bay window on the front elevation complete with plantation shutters. There is a radiator and beautiful laminate flooring flows through into the kitchen diner. The shelving in the alcoves are included in the sale.

Kitchen diner: 15' 0" x 10' 0" (4.57m x 3.05m) Simply stunning. Beautiful modern kitchen with dark units, Quartz worktops and tiled splashbacks. The central island has a Quartz worktop and seating for 4. Built under single electric oven and an induction hob with an integrated extractor above. Integrated dishwasher and spaces for a washing machine and an American style fridge freezer. There is a window on the side elevation with obscure glazing and a radiator positioned beneath and French doors opening out into the rear garden.

Storage cupboard: 2' 11" x 4' 0" (0.89m x 1.22m) Located in the kitchen, it houses the combi boiler (5/5/2021), has a small window on the side elevation and is the perfect place to store your ironing board, vacuum cleaner etc.

Landing: 3' 3" x 3' 3" (0.99m x 0.99m) The landing is carpeted and has doors into both bedrooms and bathroom. There is a window with obscure glazing on the side elevation and the loft access hatch is located here.

Master bedroom: 13' 0" x 12' 0" (3.96m x 3.65m) The master bedroom is carpeted, has a radiator and 2 windows on the front elevation complete with plantation shutters.

Bedroom 2: 9' 4" x 10' 0" (2.84m x 3.05m) Another good size bedroom It is carpeted, has a radiator and a window on the rear elevation.

Bathroom: 5' 9" x 6' 11" (1.75m x 2.11m) Beautiful modern bathroom, fully tiled and fitted with white 3 piece suite comprising of WC, pedestal wash basin and a bath with a bath/shower mixer tap. There is a window with obscure glazing on the side elevation, a chrome heated towel rail, a storage cupboard and vinyl flooring.

Garden: Landscaped garden to rear, side by side off road parking.

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 leasehold, 990 years from 19th December 1935. We are advised the ground rent is £3.25 per annum

Council tax: Cardwells estate agents Bolton research indicates the property is band A

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

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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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

