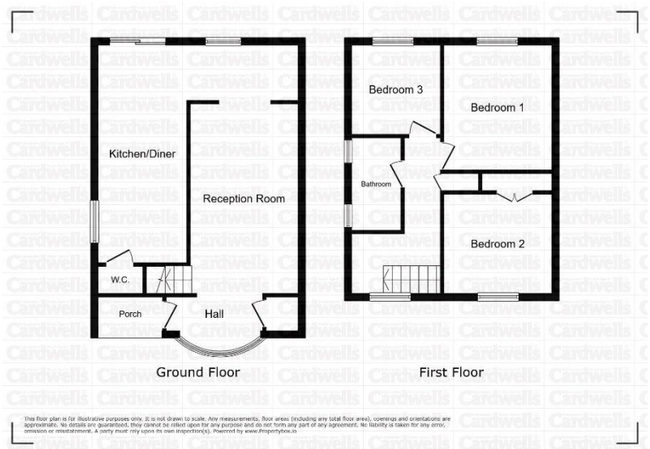










This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Independent Estate Agents Cardwells Est. 1982

Independent Estate Agents Cardwells Est. 1982 ™

www.cardwells.co.uk

CARLTON CLOSE, HARWOOD, BL2 3NP



- 3 bedroom semi-detached
- No upward chain involved
- Quiet cul de sac position
- Close to excellent amenities
- Good local shops & schools
- Open plan kitchen dining room
- Ideal 1st time or family home
- WC room, generous size driveway







£225,000

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

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk



Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

For sale with no upward chain involved, three bedroom semi detached house situated in a quiet cul-de-sac close to excellent village amenities. Harwood has an array of local shops and Morrisons supermarket, good schools and green open spaces, all within proximity. Bolton & Bury town centres and the open countryside are easily accessible. The property would make an ideal first time purchase or as a family home. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises, entrance hallway, lounge open plan kitchen dining room and a guest to WC room. Upstairs there are three generous sized bedrooms and a bathroom. The master bedroom and bedroom two benefit from fitted wardrobes. Outside there is a garden to the front and a block paved driveway leading to a single garage. To the rear you will find an enclosed garden. The property also benefits from uPVC double glazing and gas central heating. We understand that the property had a new roof around 2021.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door.

Hallway: uPVC double glazed bay window front aspect, radiator, built in storage cupboard, spotlights to the ceiling.

Lounge: 19' 4" x 10' 3" (5.89m x 3.12m) Radiator, staircase to the landing a sliding door opens to,

Open plan kitchen dining room: 20' 8" x 19' 0" (6.29m x 5.79m) Dining area uPVC double glazed window rear garden aspect, radiator, Karndean flooring. Kitchen uPVC double glazed French doors rear aspect, uPVC double glazed window and door side aspect contemporary fitted wall and base units with complementary work surfaces and splashbacks two built in ovens and a microwave, space for an an American style fridge freezer, integrated slimline dishwasher, stainless steel sink unit, space and plumbing for a washing machine and venting for a tumble dryer, Karndean flooring, radiator, inset spotlights to the ceiling.

Guest wc room: uPVC double glazed window side aspect, close coupled WC, wash basin with mixer tap inset to a vanity unit, Karndean flooring, part tiling to the walls, inset spotlight.

Landing: uPVC double glazed window front aspect, access to the loft, fitted airing cupboard, doors lead to,

Master bedroom: 14' 0" x 10' 2" (4.26m x 3.10m) uPVC double glazed window rear aspect, radiator, fitted wardrobes incorporating drawers.

Bedroom 2: 10' 3" x 10' 0" (3.12m x 3.05m) uPVC double glazed window front aspect, radiator below, fitted wardrobes with overhead head storage cupboards and drawers.

Bedroom 3: 9' 3" x 8' 3" (2.82m x 2.51m) uPVC double glazed window rear aspect, radiator below.

Bathroom: 8' 0" x 4' 8" (2.44m x 1.42m) 2 uPVC frosted double glazed windows side aspects, modern white suite comprising, enclosed bath with a shower above, close coupled WC, wash basin, radiator, tiling to the walls, inset spotlights to the ceiling.

Outside: Front A block paved driveway provides ample parking for several vehicles and leads along the side elevation to the garage. There is a laid to lawn garden with feature tree and plant borders. Rear There is an enclosed garden with a block paved patio and steps lead down to a laid lawn area. There is a detached single garage with an up and over door.

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

Tenure: Cardwells estate agents Bolton research indicates the property is band C annual cost of £2133

Council tax: Cardwells estate agents Bolton research indicates the property is band C annual cost of £2133

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.

Total area: Cardwells estate agents Bolton research indicates the property is 974 sq ft approximately

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

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

















Independent Estate Agents Cardwells Est. 1982