



Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	58	
F	(21-38)		
G	(1-20)		73
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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BRAMHALL AVENUE, HARWOOD, BL2 4EU



- Extended 3 bedroom semi detached.
- Superb corner plot. Wonderful location
- Gardens to the front, side & rear
- Private off-road driveway parking
- Stylish white bathroom suite
- Lounge diner flooded with natural light
- Viewing highly recommended
- Walkthrough viewing video to watch



Offers Over £240,000

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Enjoying a superb corner plot and far reaching views towards Winter Hill is this extended three bedroom semi detached family home, situated in a wonderful and consistently popular residential village of Harwood. Locally there is easy access to popular schools, shops, medical facilities, restaurants, sporting clubs, easy access to transport links via both rail and road and there is beautiful countryside ready to be explored nearby. The accommodation on offer briefly comprises: reception hallway, lounge diner with bay window, fitted eat in extended kitchen, first floor landing, three bedrooms and a stylish bathroom suite. Externally there is private off-road driveway car parking and wonderful gardens to the front, side and the rear. The property benefits from UPVC double glazing, gas central heating and is superbly maintained and presented. All that is on offer can only be appreciated via a viewing, in the first instance there is a walk-through viewing video available to watch, and then a personal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: 9' 10" x 3' 7" (3.002m x 1.096m) UPVC entrance door and UPVC window, radiator, spindle stairs off to the first floor, spotlighting.

Lounge Diner: 22' 0" x 12' 5" (6.700m x 3.772m) A wonderfully light room with UPVC bay window to the front and UPVC window overlooking the rear garden each with fitted blinds, stylish natural stone style and black marble fireplace with feature electric fire, two radiators, matching ceiling and wall lights.

Kitchen diner: 13' 10" x 8' 9" (4.221m x 2.667m) An extended kitchen with a professionally fitted kitchen with a lovely range of matching; drawers, base and wall cabinets, cooler with double oven / grill, electric hob, washing machine and fridge / freezer. The room is flooded with natural light with UPVC windows to the rear and the side each over looking the garden areas, UPVC door with leaded stained glass finish, understairs cupboard containing the electric trip switch fuse box.

Landing: 8' 10" x 2' 6" (2.688m x 0.750m) UPVC window to the side, stylish light fitting, loft access point.

Bedroom One: 12' 5" x 10' 0" (3.779m x 3.055m) Beautifully appointed bedroom with quality fitted bedroom furniture providing an abundance of wardrobes/storage space, drawers and bridging cabinets, radiator, UPVC window to the front with fitted blinds.

Bedroom Two: 10' 4" x 9' 8" (3.158m x 2.951m) UPVC window to the rear overlooking the garden, fitted blinds, radiator.

Bedroom Three: 8' 10" x 6' 9" (2.705m x 2.049m) A professionally fitted bedroom with wardrobes, display shelving, bridging cabinets and drawers, radiator, UPVC window to the rear with fitted blinds.

Bathroom: 6' 9" x 7' 0" (2.07m x 2.128m) A superbly appointed bathroom with white three-piece bathroom suite comprising: dual flush WC, pedestal wash hand basin and bath with shower over and fitted glass shower screen, heated towel rail, stylish porcelain wall tiles, spotlighting, UPVC window with fitted blinds, built-in storage space.

Outside: The property enjoys a lovely corner plot with lawn garden areas to the front, side and rear. There is a mature hedge which encloses the garden areas and enhances the privacy, well stocked with colourful borders and flowerbeds, external lighting. Across the three garden areas there is space for entertaining, alfresco dining and of course for children to play.

Parking: There is private off-road driveway parking accessed from the side of the property.

Overall approximate floor area: The overall approximate floor area is around eight hundred and twenty eight square feet / seventy seven square metres with accommodation over two levels.

Energy performance certificate (EPC): The energy performance certificate rating is D and the certificate is valid until the 15th of April 2034.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold with 999 years lease. The ground rent is £6.50

Bolton Council Tax: The property is located in the borough of Bolton and the Council tax band rating is C with an approximate annual cost of around £2,133.

Flood Risk Infomation: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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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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