

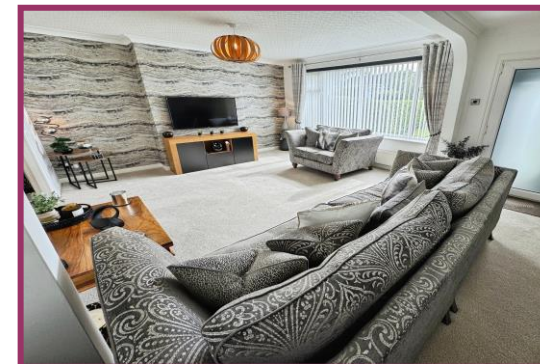


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CHRIST CHURCH LANE, HARWOOD, BL2 3QE



- Stylish Semi Detached
- Extended Accommodation
- Three Bedrooms
- Elegant Lounge
- Open Plan Dining Kitchen
- Utility Room
- Three Piece Shower Room
- Lovely Low Maintenance Gardens



Offers in the Region Of £325,000

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Occupying a prime position on one of Harwood's most prestigious residential roads, this stunningly stylish and thoughtfully extended semi-detached family home offers beautifully presented accommodation that has been significantly upgraded by the current owners to create a contemporary living space ideally suited to modern family life. Located on sought-after Christchurch Lane, the property enjoys easy access to the excellent amenities that have made Harwood one of Bolton's most desirable residential locations.

Harwood village centre is within walking distance and offers a wide selection of independent shops, supermarkets, cafés, restaurants, pubs, medical facilities and everyday conveniences. Popular local establishments including Baci Italian Restaurant are just a short stroll away, while nearby Bolton town centre provides an even more extensive range of retail, leisure and entertainment facilities. The accommodation briefly comprises an entrance porch, elegant lounge, stunning open-plan dining kitchen forming the heart of the home, utility room, three well-proportioned bedrooms and a contemporary three-piece shower room finished to a high standard. Externally, the property is equally impressive, with attractive gardens and a tarmac driveway providing off-road parking to the front. To the rear is a low-maintenance paved garden with raised flower bed borders, creating an ideal space for relaxing and entertaining. There is also a detached reduced-size garage which offers excellent storage space and may present potential for conversion into a garden room, home office or hobby space, subject to any necessary consents. Families are particularly well served by the excellent selection of nearby schools. Harwood Meadows Primary School and Hardy Mill Primary School are both within easy reach, while highly regarded secondary schools including Canon Slade School, Turton School and Bolton St Catherine's Academy are all conveniently accessible. For commuters, the location is exceptionally convenient. Hall i' th' Wood railway station is approximately 1.2 miles away and provides rail services towards Bolton, Manchester and surrounding areas. Regular bus services operate nearby from stops at Christ Church, Harwood Meadow, Hough Fold Way and Ash Grove, providing routes into Bolton town centre and neighbouring districts. The property also enjoys excellent access to the A666, M61 motorway network, Bury, Blackburn and Manchester, making it an ideal base for those travelling throughout the region. The area is further enhanced by a wealth of outdoor recreational opportunities, with attractive countryside walks, local parks and access to the beautiful West Pennine Moors all close at hand, offering the perfect blend of semi-rural living and modern convenience. Presented to an exceptional standard throughout, this impressive home simply must be viewed internally to fully appreciate the quality, space and lifestyle on offer. Viewing is highly recommended and can be arranged by contacting Cardwells Estate Agents Bolton on 01204 381281, emailing bolton@cardwells.co.uk or visiting www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch: 3' 3" x 2' 7" (1m x 0.8m) Composite glazed door to the front elevation leading into the porch. Radiator. Double glazed door leading into the lounge.

Lounge: 19' 0" x 13' 1" (5.8m x 4m) Double glazed window to the front elevation. Radiator. Stairs with glazed balustrade lead off to the first floor landing. Under stairs storage. Wall mounted TV point. Opens onto the extended dining kitchen area.

Dining/kitchen: 19' 8" x 19' 0" (6m x 5.8m) Dining area. Double glazed sliding patio doors to the rear elevation. Radiator. Skylight window. Opens onto the fitted kitchen.

Fitted kitchen: Double glazed window to the rear elevation. Contemporary range of base units with contrasting work surfaces and breakfast bar island. Matching wall mounted cabinets. Inset one and a half bowl sink drainer. Five burner "Bosch" gas hob with "Smeg" extractor hood over. Bosch double oven. Integrated dishwasher. Space for American style fridge freezer. Door through to the utility.

Utility room: 7' 10" x 3' 11" (2.4m x 1.2m) Plumbed for washing machine and dryer. Storage cabinets to match the kitchen. Radiator.

First floor landing: Double glazed window to the side elevation. Loft access with pull down ladder leading to roof space boarded for storage.

Bedroom 1: 11' 10" x 11' 6" (3.6m x 3.5m) Double glazed window to the front television. Range of high gloss white bedroom furniture with matching bedside cabinets. Radiator. Recessed Spotlight.

Bedroom 2: 10' 2" x 9' 10" (3.1m x 3m) Currently used as a dressing room but with space for bed. Double glazed window to the rear elevation. Good range of fitted bedroom furniture. Radiator.

Bedroom 3: 8' 6" x 6' 11" (2.6m x 2.1m) Currently used as office/dressing room. Double glazed window to the front elevation. Fitted office style furniture. Radiator.

Shower room: 8' 6" x 5' 3" (2.6m x 1.6m) Double glazed window to the rear elevation. Modern three-piece suite comprising corner shower cubicle, vanity sink unit with storage and concealed cistern WC. Contemporary heat towel rail. Recessed spotlights.

Outside: The front of the property enjoys a neat garden area laid mainly to lawn with shrub inserts and hedge borders. Tarmac driveway with parking for two vehicles. The rear enjoys a low maintenance paved patio seating area with slate boards enjoying pleasant distant views.

Detached brick storage: 13' 9" x 8' 6" (4.2m x 2.6m) Reduced sized garage creating useful storage with potential for garden room. Up and over door. Power and lighting.

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

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

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