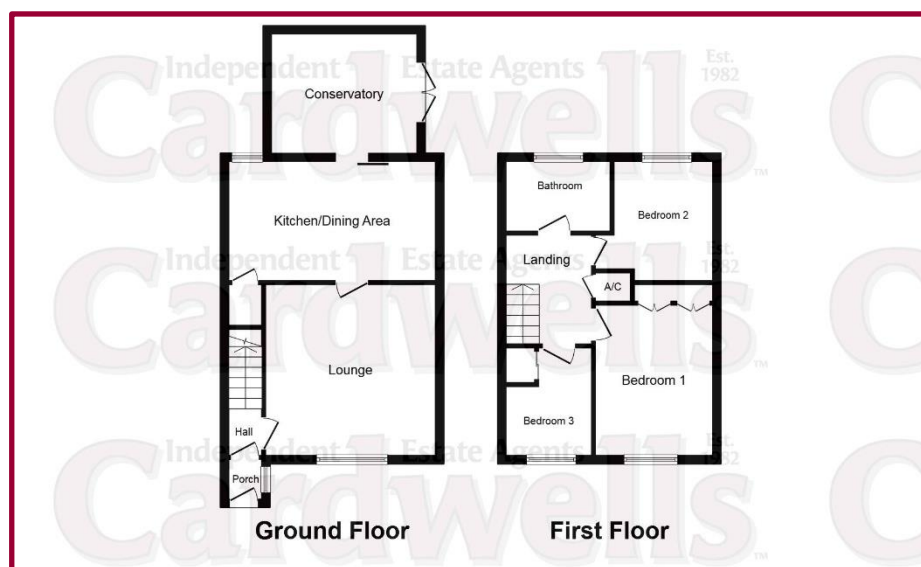


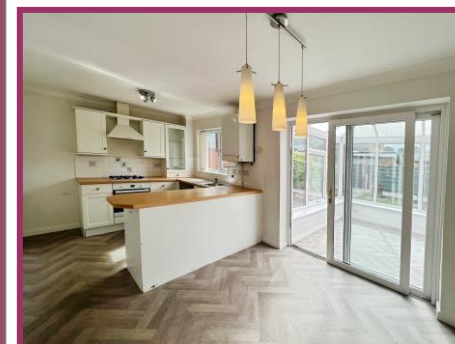


**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents, Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents, Bolton 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 Estate Agents, Bolton 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

**SPINNEY NOOK, HARWOOD, BOLTON, BL2 4BB**



- Quiet cul de sac location
- Three bedroom semi detached
- Conservatory to the rear
- Stylish open plan kitchen/diner
- Superb rear gardens. Driveway
- White family bathroom suite
- NO UPWARD CHAIN
- Close to countryside, shops, schools



**Offers in the Region Of £260,000**

**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**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Set in a quiet cul-de-sac within walking distance of beautiful local countryside. Is this extended three bedroom semi-detached family home. Positioned in a area of consistent, residential demand, popular schools, shops, restaurants, easy, transport, links and beautiful local countryside are all within easy reach. The well presented family home offers accommodation which briefly comprises: entrance vestibule, reception hallway, bay windowed lounge, open plan kitchen/diner, conservatory, first floor landing, three bedrooms and a white three piece bathroom suite. There is private off road driveway, car parking and a pretty garden area to the rear with excellent space for children to play and entertaining alike. The family home benefits from uPVC double glazing, gas, central heating and importantly, is offered for sale with no further upward chain delay. In the first instance there is a walk through viewing video to watch. Then personal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting; [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

The accommodation extends to around 785 square feet/73 square meters.

**Entrance Porch** UPVC double glazed front door, UPVC leaded light, double glazed window door leading to;

**Entrance Hall** Radiator, staircase leading to the landing, door leading to;

**Lounge** 13' 6" x 13' 1" (4.11m x 3.98m) UPVC leaded light double glazed window front aspect, radiator below, coving and rose to the ceiling, door leading to;

**Open Plan Kitchen/Dining Area** 16' 4" x 9' 5" (4.97m x 2.87m) Kitchen area UPVC double glazed window rear garden aspect, range of fitted wall and base units with complimentary working surfaces and tiled splashback's, built in oven and grill, inset four ring gas hob with an extractor canopy above, inset single bowl sink and drainer stainless steel sink unit with mixer tap, space for a washing machine integrated fridge and freezer, built in under stairs storage cupboard, coving to the ceiling. Dining area UPVC double glazed door side aspect, radiator, coving to the ceiling, double glazed sliding door leading through to;

**Conservatory** 9' 5" x 7' 3" (2.87m x 2.21m) The conservatory is of a brick base construction with the rest being UPVC double glazed with twin doors leading out onto the rear garden.

**Landing** Built in airing cupboard, access to the loft, doors leading to;

**Bedroom One** 13' 1" x 9' 3" (3.98m x 2.82m) UPVC leaded light double glazed window front aspect, radiator below, range of fitted wardrobes, coving to the ceiling.

**Bedroom Two** 10' 4" x 10' 2" (3.15m x 3.10m) UPVC double glazed window rear aspect, radiator below, coving to the ceiling.

**Bedroom Three** 8' 6" x 6' 9" (2.59m x 2.06m) UPVC leaded light window front aspect, fitted wardrobes and matching drawers and single bed unit with fitted storage and drawers below, radiator, coving to the ceiling.

**Bathroom** 6' 9" x 5' 6" (2.06m x 1.68m) UPVC frosted double glazed window rear aspect, matching white suite comprising, panel enclosed bath with a separate shower unit above, wash basin, close couple WC, radiator, half tiling to the walls, coving to the ceiling.

**Externally** There is a patterned concrete driveway and pathway. Gates give access for further parking along the side elevation. To the rear there is a delightful enclosed garden which is mainly laid to lawn with feature trees and patios. There is a useful detached metal shed and a wooden decked area.

**Tenure:** Cardwells Estate Agents Bolton pre marketing research shows that the property is leasehold enjoying a term of 999 years from 13th August 1986 meaning there are around 963 years remaining. We do not have the annual leasehold charge details at the time of writing, but will update this when we have the information. We encourage all interested parties to seek clarification of the Tenure details via their solicitor.

**Council tax:** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £2,133(at the time of writing).

