



HARDY MILL ROAD, HARWOOD, BL2 3PW



- Substantial extended three bed semi
- Reception hallway/lounge/dining room
- Extended sunroom/prof fitted kitchen
- Landing/3 fitted bedrooms/cloaks Wc
- 4 piece family bathroom suite
- Warmed by gas C.H/uPVC double glazed
- Property is leasehold/rear garden freehold
- Driveway parking for numerous cars



£325,000

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Cardwells Estate Agents Bolton are delighted to offer to the market this substantial extended bay fronted three bed semi detached property on Hardy Mill Road in the highly sought after Harwood area. Situated in close proximity to the village and as such easy access to fabulous amenities, highly regarded local nurseries and schools, popular bars and restaurants with excellent transport links all on the doorstep. Warmed by gas central heating and uPVC double glazed throughout the property briefly comprises: Reception hallway, lounge, dining room, extended sunroom, cloaks WC, farmhouse style kitchen with double doors giving access to the rear garden, landing, three fitted bedrooms and a four piece family bathroom suite. It is worth noting that the property is split into two title deeds with the main residence being of a leasehold tenure and the garden being freehold, please refer to the full details with title plan numbers etc. To the outside is driveway parking for numerous cars to the front and a large rear garden which extends to approximately 0.7 of an acre. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Canopy storm porch: uPVC entrance door into.

Reception hallway: 15' 8" x 6' 9" (4.77m x 2.06m) Wall mounted radiator, 2 uPVC double glazed windows, understairs storage cupboard.

Lounge: 13' 10" x 11' 10" (4.21m x 3.60m) Feature fireplace and surround, uPVC double glazed bay window, wall mounted radiator.

Dining room: 14' 1" x 11' 10" (4.29m x 3.60m) Feature fireplace and surrounded with inset electric fire, wall mounted radiator.

Sun room: 10' 1" x 11' 10" (3.07m x 3.60m) Extended sunroom comprising uPVC door giving access to the rear garden, wall mounted radiator.

Cloaks w.c: 3' 9" x 6' 5" (1.14m x 1.95m) Two piece suite comprising WC, wall mounted wash basin, frosted uPVC double glazed window.

Kitchen: 15' 9" x 11' 0" (4.80m x 3.35m) Professionally fitted farmhouse style kitchen comprising sink unit with mixer tap over, base and wall units, integrated fridge freezer, space for white goods, freestanding cooker, two uPVC double glazed windows, wall mounted radiator, double UPVC doors giving access to the rear garden.

Landing: Loft access point, frosted uPVC double glazed window.

Bedroom 1: 13' 1" x 10' 10" (3.98m x 3.30m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Bedroom 2: 12' 8" x 10' 10" (3.86m x 3.30m) Professional fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Bedroom 3: 8' 6" x 6' 5" (2.59m x 1.95m) uPVC double glazed window, wall mounted radiator, cupboard housing the Worcester Bosch boiler.

Family bathroom: 8' 2" x 6' 4" (2.49m x 1.93m) Four piece suite comprising WC, wash basin on a vanity unit, bath, separate walk in shower cubicle, full wall tiling, frosted uPVC double glazed window, wall mounted radiator.

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band C with Bolton Council at an approximate cost of around £2,008.00 per annum.

Flood risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Tenure: Leasehold and approximately 0.7 of an acre, 999 years from 1929 and is circa £20 per annum and the rear garden is of a freehold tenure and is circa 0.7 of an acre, please see the property details for further information.

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

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