



TOTTINGTON ROAD, HARWOOD, BL2 4BH



- Modern 3 bedroom family home
- Superbly presented throughout
- Driveway parking for up to 3 cars
- Beautiful modern family bathroom suite
- Stylish fitted kitchen/diner with patio doors
- Enclosed rear garden with lawn and patio
- Wonderful position close to countryside
- Ideal for families are first time buyers



Offers in Excess of £240,000

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



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A superbly appointed three bedroom mews family home situated in a wonderful location close to beautiful countryside yet within walking distance of shops, restaurants, cafés, schools and superb transport links. This wonderful home is neutrally decorated throughout with high calibre fixtures and fittings and accommodation that extends to around 753 square feet /70 square metres and briefly comprises: reception hallway, living room with feature fireplace and thick carpeting, quality professionally fitted kitchen/diner with patio doors off to the rear garden, first floor landing, professionally fitted master bedroom flooded with natural light from the 2 uPVC windows, two additional bedrooms and a beautiful three piece family bathroom suite. Externally there is a fully enclosed rear garden with both lawn and patio space perfect for entertaining and there is private driveway off-road car parking providing approximately space for three cars to park in tandem. This wonderful property benefits from gas central heating, uPVC double glazing and a security alarm. All that is on offer can only be fully appreciated via a personal viewing. In the first instance there is a walk-through viewing video available to watch, and then a private viewing appointment 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:

Approximate room area: The overall approximate floor area extends to around 753 square feet/70 square over two levels.

Entrance hall: 4' 10" x 2' 11" (1.468m x 0.896m) Quality double glazed entrance door, wall mounted trip switch fuse box, radiator, stairs off to the first floor.

Living room: 15' 3" x 11' 7" (4.658m x 3.531m) uPVC window to the front with fitted blinds, feature marble fireplace with inset living flame gas fire and stylish timber surround and mantle, radiator, thick quality carpeting, access to the stairs storage space.

Kitchen diner: 15' 5" x 8' 7" (4.694m x 2.626m) Stylish professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, oven/grill, gas hob with matching extractor over, ceramic single bowl, sink and drainer with mixer tap over, superb dining space, double uPVC patio doors off to the rear garden, uPVC window overlooking the rear garden with fitted blinds, radiator, quality flooring.

First floor landing: 9' 3" x 2' 9" (2.815m x 0.848m) Neutrally decorated, quality carpeting, built-in storage space, loft access point.

Bedroom 1: 15' 5" x 12' 2" (4.69m x 3.714m) Measured at maximum points into the fitted bedroom furniture. 2 uPVC windows to the front with fitted blinds, radiator, quality carpeting, professionally fitted Furniture enjoying wardrobes, storage space and bedside units.

Bedroom 2: 8' 8" x 8' 10" (2.635m x 2.702m) Measured at maximum points. New uPVC window to the front enjoying the aspect displays, fitted blinds, radiator, neutral decorations.

Bedroom 3: 8' 10" x 6' 5" (2.680m x 1.959m) uPVC window to the rear, Fitted blinds, radiator, neutral decorations, quality carpeting.

Rear garden: The rear garden is fully enclosed and has been thoughtfully designed with a lawn area, excellent patio space ideal for entertaining, and a bin store, external lighting, tap, pedestrian gate to the parking area.

Parking: There is off road parking for a maximum of three cars parked in tandem.

Plot size: The overall approximate plot size is around 0.03 of an acre.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Freehold with a title number of GM781581.

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 information: 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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