



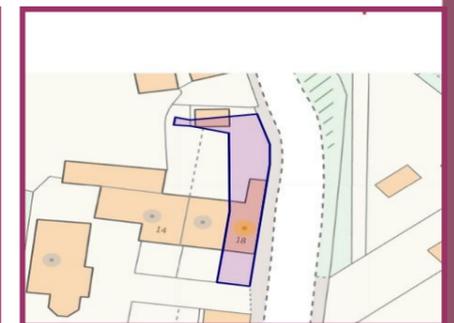
# Independent Estate Agents **Cardwells** Est. 1982

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**BROOK BANK, LONGSIGHT LANE, HARWOOD, BL2 4LA**



- Beautiful end cottage
- Three spacious bedrooms
- Modern fitted kitchen
- Accommodation over three floors
- Family bathroom and en-suite wc
- Parking to the front
- Stunning location
- Close to many amenities and commuter routes



**£265,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



Tucked away in a quiet and secluded spot within Harwood, just off a cobbled road, is this wonderful freehold end cottage offering good sized accommodation throughout. This stunning home is located close to many amenities and commuter routes with attractive woodlands just a short walk away. The property is also in easy reach of both Bolton and Bury town centres with superb amenities including shops, restaurants and many good local schools. Over the years the property has been extended and comprises a lounge, dining room and modern fitted kitchen to the ground floor with two bedrooms and a bathroom to the first floor and a further bedroom with en-suite wc to the second floor. Externally there is parking to the front with a good sized and well maintenance garden to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

uPVC double glazed front door.

**Lounge:** 12' 0" x 16' 4" (3.65m x 4.97m) uPVC double glazed window to front aspect, radiator below, staircase leading to the landing.

**Kitchen Dining room:** 11' 7" x 20' 1" (3.53m x 6.12m) Dining room uPVC double glazed window to side aspect. Kitchen uPVC double glazed window and door, double glazed Velux skylight window, range of modern fitted wall and base units with complementary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, integrated fridge freezer, built in oven and microwave, space for a washing machine, inset spotlights to the ceiling.

**Landing:** Enclosed staircase to the second floor.

**Bedroom 2:** 12' 1" x 10' 6" (3.68m x 3.20m) uPVC double glazed window to the front aspect, radiator below.

**Bedroom 3:** 11' 10" x 6' 5" (3.60m x 1.95m) uPVC double glazed window to rear aspect, radiator below.

**Bathroom:** 6' 4" x 8' 7" (1.93m x 2.61m) uPVC frosted double glazed window to side aspect, contemporary white suite comprising enclosed bath with mixer tap and shower unit, close coupled w.c, wash basin with mixer tap inset to a vanity unit, tiled floor, chrome plated towel rail, extractor fan.

**Second floor landing:** Double glazed skylight window, built in eave/storage space.

**Bedroom 1:** 11' 10" x 14' 10" (3.60m x 4.52m) uPVC double glazed window to the front aspect, radiator below.

**En suite:** 4' 8" x 4' 5" (1.42m x 1.35m) Double glazed window, close couple w.c, wash basin with mixer tap, part tiling to the walls, extractor fan.

**Outside:** To the front there is gravelled driveway/garden. To the rear there is an enclosed garden which is mainly gravelled, with raised flower beds.

**Viewings:** All viewings please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Council tax:** Cardwells estate agents Bolton research indicates the property is band C £2015 per annum

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells Estate Agents Bolton 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 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

