



Offered for sale with NO ONWARD CHAIN is this wonderful semi detached home located in a quiet cul-de-sac in Harwood, Bolton. The property is well positioned with Harwood village only a short drive away which gives you access to many local shops, doctors, dentists and a Morrisons supermarket. Harwood is a superb place for the family with many good local primary and secondary schools on the doorstep. Internally the property does need some modernisation and presents a superb opportunity for someone to place their own stamp on this home. The accommodation to the ground floor comprises an entrance hallway, shower room/wc, lounge, dining room, kitchen and bedroom to the ground floor with two good sized bedrooms and a four piece family bathroom to the first floor. Externally To the front of the property there is driveway parking which leads down to the garage at the side of the property. The front door has well presented lawn garden with borders surrounding and a path leading to the porch. The rear of the property has a flagged patio area with steps leading down to a lawned garden with borders surrounding. 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:**

**Porch:** Double glazed windows for side with a door leading into the hallway.

**Entrance hall:** Ceiling light point, double glazed window to the side, radiator, stairs leading to the first floor.

**Shower room:** 5' 0" x 4' 0" (1.53m x 1.23m) Ceiling light point, double glaze window to the side, three-piece suite incorporating a WC, wash hand basin, walk-in shower cubicle, wall mounted vertical ladder radiator, tiled walls.

**Bedroom 3:** 10' 4" x 7' 7" (3.15m x 2.30m) Ceiling light point, radiator, fitted wardrobes, double glazed window to the front.

**Lounge:** 15' 8" x 11' 7" (4.77m x 3.54m) Ceiling light points, double glazed window to the front, gas fire, radiator, double glaze sliding patio doors leading to the rear garden.

**Dining room:** 10' 6" x 9' 6" (3.21m x 2.90m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

**Kitchen:** 10' 11" x 10' 6" (3.33m x 3.20m) Ceiling light point, double glazed window to the side, door to the side, under stairs storage, laminate effect flooring, range of fitted wall and base units with integrated electric hob and double electric oven, space for a washing machine and fridge freezer, 1 1/2 bowl stainless steel sink with mixer tap and drainer, tiled walls.

**Landing:** Ceiling light point, loft access.

**Bedroom 1:** 16' 4" x 11' 8" (4.98m x 3.55m) Ceiling light point, dual aspect double glazed windows to the front and the rear, radiator, fitted wardrobes and drawers.

**Bedroom 2:** 10' 8" x 9' 0" (3.25m x 2.74m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the side.

**Bathroom:** 9' 0" x 7' 3" (2.74m x 2.20m) Downlights, double glazed window to side, radiator, four piece suite incorporating a WC, pedestal sink, panelled bath, walk-in shower cubicle, tiled splashback to the walls, storage to the eaves.

**Outside:** To the front of the property there is driveway parking which leads down to the garage at the side of the property. The front door has well presented lawn garden with borders surrounding and a path leading to the porch. Where the property has a patio area with steps leading down to a lawn garden with borders surrounding.

**Viewings:** Please contact 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 annual cost of £2015

**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)

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