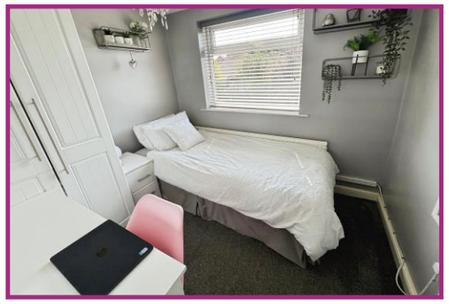

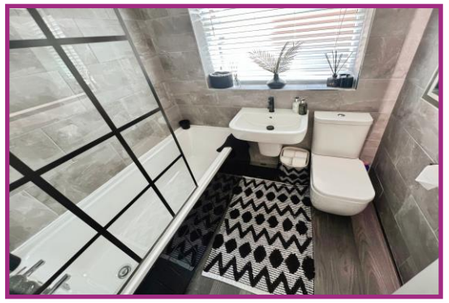

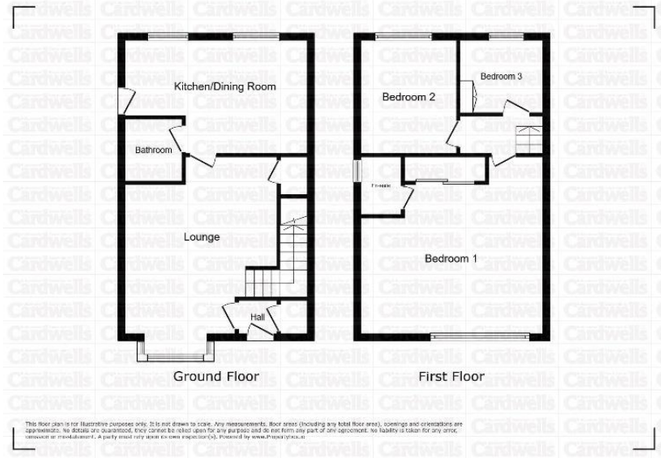

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyPhoto.co

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LINKS ROAD, HARWOOD, BL2 4EY

- Lovely semi detached house
- Sought after village location
- Very well presented
- Stunning views, Generous driveway
- Contemporary interior
- Quality fitted kitchen/ dining room
- Modern bathroom & en suite
- Beautiful landscaped garden, garage

£269,500

BOLTON
11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
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E: bury@cardwells.co.uk

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E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

A lovely three-Bedroom Semi-Detached house in a sought-after location with fantastic views. Occupying a pleasant position within one of Harwood's most popular residential areas, this three-bedroom semi-detached property presents an excellent opportunity for first-time buyers, families and down sizers. The accommodation is well presented with a quality modern interior and briefly comprises, entrance hallway, a bright and spacious lounge, a fitted contemporary kitchen/dining room and a modern bathroom. To the first floor are three well-proportioned bedrooms and an en-suite shower room to the master bedroom. Externally, the property benefits from beautiful landscaped gardens to both the front and rear, offering space for outdoor relaxation and entertaining. A driveway provides valuable off-street parking with attached garage. Situated close to a range of local amenities, reputable schools, transport links and countryside walks, the property enjoys the perfect blend of convenience and suburban living. Harwood village centre is within easy reach, offering an excellent selection of shops, cafés and everyday amenities. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite double glazed front door.

Entrance hall: Fitted storage cupboard.

Lounge: 17' 10" x 17' 1" (5.43m x 5.20m) uPVC double glazed bay window front aspect, radiator below, feature elevated living flame gas fire, built in under stairs storage cupboard, staircase to the landing.

Kitchen dining room: 17' 7" x 10' 11" (5.36m x 3.32m) 2 uPVC double glazed windows rear garden aspect, contemporary fitted kitchen with fitted wall and base units and complimentary work surfaces, tiled splashbacks, 'Bosch' built-in oven, and induction hob, stainless steel extractor canopy above, integrated fridge and freezer, washing machine and a tumble dryer, stainless steel sink unit with mixer tap, two radiators, spotlights to the ceiling, uPVC double glazed composite door, rear aspect.

Bathroom: 6' 0" x 5' 6" (1.83m x 1.68m) uPVC frosted double glazed window side aspect, modern White suite comprising, enclosed bath with a shower above, close coupled WC, wash basin with mixer tap, tiling to the walls, heated towel rail, inset spotlights to the ceiling, extractor fan.

Landing: Doors lead to,

Bedroom 1: 11' 3" x 12' 6" (3.43m x 3.81m) uPVC double glazed window front aspect, radiator below, fitted wardrobes with matching drawers.

En suite: 7' 1" x 4' 1" (2.16m x 1.24m) uPVC frosted double glazed window, side aspect, modern white suite comprising, shower cubicle, coupled WC, wash basin with mixer tap inset to a vanity unit, tiling to the walls, radiator, extractor fan.

Bedroom 2: 101' 9" x 3' 0" (30.99m x 0.91m) uPVC double glazed window rear aspect, radiator below, fitted wardrobes with a matching dressing table unit.

Bedroom 3: 8' 2" x 7' 0" (2.49m x 2.13m) uPVC double glazed window rear aspect, radiator below, fitted wardrobes with a matching dressing table unit.

Outside: There is a paved driveway which provides ample off street parking with an EV power charging point. The driveway leads to a single garage with an up and over door. To the rear there is a lovely landscaped garden with a block paved patio area and a laid to lawn garden area, with an array of feature trees, plants and floral displays.

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

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 1000 years from 30 January 1959

Council tax: Cardwells estate agents Bolton research indicates the property is band C annual cost of £2133

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

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

Total area: Cardwells estate agents Bolton research indicates the property is 1008 sq ft

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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: 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 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 or visiting: www.Cardwells.co.uk

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