



BROOKFOLD LANE, HARWOOD, BL2 4DZ



- Victorian stone cottage
- Deceptively spacious
- Many character features
- Sought after location
- Close to village centre
- Excellent local amenities
- Easy access to Bury & Bolton
- 3 bedrooms, lounge, dining area



Offers Over £259,950

BOLTON
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E: bolton@cardwells.co.uk

BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A great opportunity to purchase this characterful Victorian stone cottage with Cardwells Estate Agents Bolton. This charming property is deceptively spacious with three good sized bedrooms, a lounge with a feature stone fireplace and an open plan kitchen dining room. The property is close to the centre of Harwood Village, with excellent amenities including, Morrisons supermarket, local shops, pubs, schools and parks. Viewing is highly recommended through Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Lounge: 14' 1" x 14' 8" (4.29m x 4.47m) uPVC double glazed window, front aspect, feature stone fireplace incorporating a multi fuel burning stove, mounted on a York stone hearth, wooden beams to the ceiling, built in under stairs storage cupboard, staircase to the landing, two radiators.

Open kitchen dining room : 14' 7" x 18' 5" (4.44m x 5.61m)

Dining area: uPVC double glazed window, front aspect, two radiators, wooden beams.

Kitchen: uPVC double glazed window and door, rear yard aspect, range of modern fitted wall and base units, with complimentary worktop surfaces ,breakfast bar, stainless steel sink unit with mixer tap, built in oven and microwave, halogen hob, extractor hood above, space for a dishwasher and a washing machine, integrated fridge freezer, tiled floor, inset spotlights to the ceiling. Boiler which we are advised is 2 years old.

Landing: uPVC double glazed window rear aspect, radiator below, access to the loft, inset spotlights to the ceiling and light tunnel skylights. Doors lead to,

Bedroom 1: 13' 8" x 14' 8" (4.16m x 4.47m) uPVC double glazed window, front aspect, radiator below, vaulted ceiling with two double glazed Velux windows and wooden beams, radiator.

Bedroom 2: 7' 9" x 12' 3" (2.36m x 3.73m) uPVC double glazed window, front aspect, radiator below, inset spotlights to the ceiling.

Bedroom 3: 6' 6" x 12' 3" (1.98m x 3.73m) uPVC double glazed window front aspect, radiator below, inset spotlights to the ceiling.

Bathroom: 8' 3" x 5' 5" (2.51m x 1.65m) uPVC frosted double glazed window rear aspect, contemporary bathroom suite comprising, bath with mixer tap, tiled shower cubicle, close coupled WC, wash basin with mixer tap inset to a vanity unit, wooden beams to the ceiling, double glazed Velux skylight window, tiling to the walls. Underfloor heating.

Outside: There is a storm wall and the gates giving access to the front garden. To the rear there is an enclosed garden which is mostly gravelled, with a paved pathway and a seating area.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, 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 D annual cost of £2267

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood 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 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 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 or visiting: www.Cardwells.co.uk

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