

Parking: There is private off-road driveway car parking to the front of the property.

Garage: Although there is a garage door to the front of the property, this does not open, and the garage has been converted internally to create bedroom 3/the home bar/third reception room.



Disclaimer:
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BELMONT VIEW – HARWOOD – OFFERS IN EXCESS OF £400,000

A much improved, significantly extended and simply wonderful detached true bungalow with up to four bedrooms, family friendly gardens and a fabulous garden al fresco dining area which is absolutely perfect for entertaining. The location is fantastic, enjoying far reaching views, being within walking distance of Hardy Mill Primary School, Harwood village centre, shops, restaurants and and stunning countryside that is ready to be explored on foot or bicycle. The family size bungalow has been significantly extended to the rear which has transformed the living space on offer from the original design. The accommodation on offer briefly comprises: reception hallway with built in cloaks storage area, living room with marble fireplace and electric fire, internal hallway, stylish professionally fitted kitchen complete with integrated appliances, dining room, a superb versatile room converted from the garage which is used a home bar currently but could be bedroom 3/ or a third reception room, fitted master bedroom with en suite shower room, double fitted second bedroom with storage/walk in wardrobe room off, and drop down ladder access to the loft room complete with two sky windows, fitted bedroom four and a white three piece family bathroom suite.

There is private off road driveway car parking, and fantastic gardens. There is a Worcester gas combination central heating boiler, uPVC double glazing, a security alarm, and there is a walkthrough viewing video available to watch in advance of a personal inspection which can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwell.co.uk or visiting: www.cardwells.co.UK

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
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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 5' 8" x 3' 8" (1.737m x 1.114m)
Built-in storage space off.

Living room: 16' 10" x 11' 2" (5.141m x 3.407m)
New uPVC window to the front, stylish fireplace with electric fire.



Internal hallway: 17' 9" x 6' 3" (5.420m x 1.906m)
Measured at maximum point.

Dining room: 9' 4" x 8' 8" (2.852m x 2.648m)
uPVC window to the side, radiator, the same quality flooring flows from the hallway through the dining room and into the kitchen.



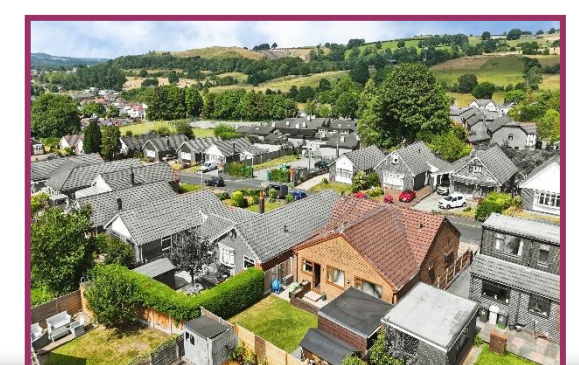
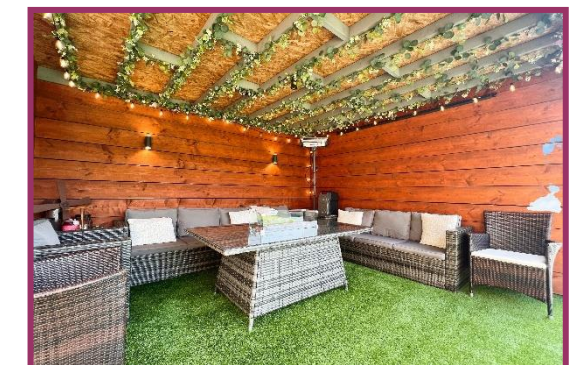
Kitchen: 10' 8" x 8' 11" (3.256m x 2.726m)
Stylish professionally fitted kitchen finished in walnut with contrasting stainless steel style handles complete with integrated dishwasher, integrated washing machine, oven/grill, microwave oven/grill, integrated fridge/freezer, gas hob with extractor over, concealed Worcester gas combination central heating boiler, stainless steel sink and drainer with powerful tap over, ceramic wall tiling, spot lighting, uPVC window enjoying the aspects over the garden, rear entrance uPVC door.



Family bathroom:
A white three-piece Family bathroom suite comprising dual flush WC, wash hand basin and bath with handheld shower option, spotlighting, radiator, ceramic wall tiling.



Rear garden:
The rear garden is fully enclosed and offers a wonderful space for children to play, relaxation, entertaining and alfresco dining. One of the features of the garden is a wonderful external garden seating and entertaining building which has been erected being under a roof to be safe from the elements and complete with power and lighting 1 1/2 sides of the building are in an open plan design and complete with zip up canvass to close the space off, timber garden shed, patio space, excellent lawn area, space to rear side of the property, external lighting. Front garden:
The front garden is neatly laid to lawn and particularly well presented



Master bedroom: 21' 4" x 11' 6" (6.492m x 3.509m)

Measured at maximum points. A particularly significantly sized master bedroom which benefits from the extension to the rear of the property. There is a wonderful range of professionally fitted wardrobes, storage space, drawers, bedside drawers, and two dressing/work from home areas, quality carpeting, neutral decorations, spot lighting.



En suite shower room: 7' 4" x 5' 7" (2.223m x 1.690m)

A white three-piece shower room suite comprising: corner shower enclosure, dual flush WC and wash hand basin, uPVC window to side, ceramic floor tiling and wall tiling to splashback, spot lighting.



Bedroom 2: 21' 1" x 8' 1" (6.422m x 2.473m)

Measured at maximum points. This bedroom has been significantly enhanced by the extension to the rear of the property, new uPVC window overlooking the rear garden, radiator, professionally fitted bedroom furniture providing wardrobes storage space and dressing/work from home space, drop down ladder from this bedroom serves the loft storage space.



Walk in storage/wardrobe: 5' 1" x 6' 1" (1.562m x 1.856m)

Access from bedroom two is a superb room currently used for storage purposes which may make an ideal walking wardrobe if so desire.

Loft storage room:

Access via a drop-down ladder from bedroom number two is a superb loft storage room complete with two double glazed skyline windows which each enjoy the wonderful and far reaching views, radiator, carpeted flooring and decorated plaster walls.

Home bar/bedroom 3: 16' 4" x 8' 10" (4.981m x 2.680m)

This room was formally part of the garage which has been modified to offer a fantastic and versatile currently used as a home bar, work from home space complete with uPVC window to the side painted plaster finish, inset spot lighting and fitted cabinet complete with spot lighting.



Bedroom 4: 9' 4" x 8' 8" (2.838m x 2.639m)

Professionally fitted bedroom furniture providing wardrobes, dressing area, storage cabinet cabinets, fitted bedframe and matching drawers, uPVC window to the side, radiator.

