

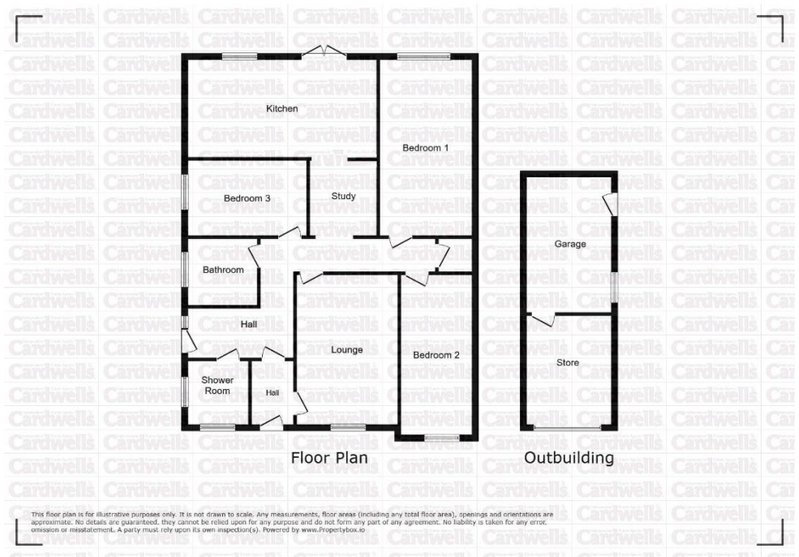












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Independent Estate Agents Cardwells Est. 1982

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SANDOWN ROAD, HARWOOD, BL2 3QB



- Modern detached bungalow
- Three double bedrooms
- Beautiful kitchen/dining room
- Bathroom and shower room
- Garage converted to additional room
- PART EXCHANGE CONSIDERED
- Electric remote controlled blinds
- Close to amenities and commuter routes







Offers in Excess of £425,000

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BURY
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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.

Located within the always sought after area of Harwood, is this stunning detached bungalow which is extremely well presented throughout. Harwood has long been a popular area with access to many local schools which are within walking distance, as is Harwood village centre which provides a wide range of shopping from small local shops to a Morrisons supermarket. The village also gives easy access to both Bolton and Bury town centres along with many wonderful walks within the surrounding countryside. Internally the accommodation is very well presented and all rooms are well proportioned and provide a mix of warmth and ease of living. Over the years the property has undergone various changes and now comprises an entrance/inner hallways, three double bedrooms, family bathroom and additional shower room, lounge, study area and beautiful modern kitchen/diner. Externally there is a horseshoe driveway providing parking for multiple vehicles to the front, with a well presented lawned garden to the rear with a patio and pathway leading down both sides of the property. The garage has been converted into an additional room which has been carpeted and insulated and could be used as an office or games room. There is access from this room to the remaining part of the garage which has an electric garage door and is currently used for storage. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, tiled floor, door into inner hallway.

Inner Hallway: Downlights, double glazed window with remote controlled blinds to the side, door to the side, radiator, loft access which is part boarded, storage cupboard with wall mounted Worcester boiler.

Shower Room: 6' 8" x 6' 7" (2.04m x 2.00m) Downlights, double glazed windows to the front and side with with remote controlled blinds to the side, three piece suite incorporating a wc, vanity unit with inset sink, walk in shower cubicle, radiator, tiled floor and walls, space for a washing machine and dryer.

Bathroom: 7' 8" x 7' 4" (2.34m x 2.24m) Ceiling light points, double glazed window to the side with remote controlled blinds, four piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap, wall in shower cubicle, wall mounted ladder radiator, tiled floor and walls, extractor fan.

Study: 8' 4" x 7' 5" (2.54m x 2.26m) Ceiling light point, radiator, open into the kitchen/dining room.

Kitchen/dining: 21' 0" x 10' 11" (6.40m x 3.34m) Downlights, double glazed window to the rear with remote controlled blinds and double glazed French doors leading to the rear garden, range of fitted wall and base units with complementary worktops, pan drawers and under unit lighting, incorporating a one and a half bowl sink with mixer tap and drainer, integrated extractor fan, electric hob and electric oven and additional microwave/combi oven, integrated dishwasher and fridge/freezer, LVT flooring.

Lounge: 16' 4" x 11' 2" (4.99m x 3.41m) Ceiling light points, living flame gas fire with feature surround, radiator, double glazed window to the front with remote controlled blinds.

Bedroom 1: 19' 5" x 10' 2" (5.93m x 3.11m) Ceiling light points, double glazed window to the rear with remote controlled blinds, radiator, fitted wardrobes.

Bedroom 2: 16' 6" x 7' 10" (5.04m x 2.40m) Ceiling light point, radiator, double glazed window to the front with remote controlled blinds.

Bedroom 3: 13' 0" x 6' 1" (3.97m x 1.86m) Ceiling light point, double glazed window to the side with remote controlled blinds, laminate effect flooring, fitted wardrobes.

Externally: To the front of the property there is a horseshoe driveway providing parking for multiple vehicles. A well presented lawned garden to the rear with a patio and pathway leading down both sides of the property. The garage has been converted into an additional room which has been carpeted and insulated and could be used as an office or games room. There is access from this room to the remaining part of the garage which has an electric garage door and is currently used for storage.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.15 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2400

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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