



Independent Estate Agents **Cardwells** Est. 1982

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APPLEDORE DRIVE, HARWOOD, BL2 4HH



- Detached family home
- Four bedrooms
- Four reception rooms
- Conservatory
- Corner plot
- Driveway parking
- Front and rear gardens
- Close to local amenities & commuter routes



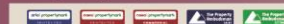
£325,000

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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.



Offered for sale with No Onward Chain is this detached family home situated on a corner plot within a cul-de-sac in Harwood. The property is ideally located close to many local amenities, schools and transport routes and would make a super family home. Internally the property does require some modernisation and comprises an entrance hallway, sitting room, lounge, snug, dining room, kitchen, utility and conservatory to the ground floor with four bedrooms, the master with an en-suite and family bathroom to the first floor. Externally there is a lawned garden to the front of the property with driveway parking for multiple vehicles. To the rear of the property, there is a flagged patio area and a lawned garden. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, radiator.

Cloakroom w.c: Ceiling light point, extractor fan, double glazed window to aside, WC, pedestal sink, tiled splashback to the walls.

Sitting room: 16' 9" x 8' 6" (5.11m x 2.59m) Downlights, loft access, dual aspect double glazed windows to the front and the side, radiator.

Lounge: 15' 4" x 11' 7" (4.67m x 3.53m) Downlights, double glazed window to the front, stairs leading to the first floor.

Snug: 11' 8" x 8' 8" (3.56m x 2.64m) Ceiling light point, radiator, double glazed French doors leading to the conservatory.

Conservatory: 9' 0" x 7' 1" (2.75m x 2.16m) Double glazed windows to the rear and side, double glazed door leading to the rear garden.

Dining room: 12' 5" x 8' 8" (3.79m x 2.64m) Ceiling light point, opens up into the kitchen.

Kitchen: 10' 2" x 8' 8" (3.09m x 2.65m) Ceiling light point, double glaze window to the rear, range of fitted wall and base units with integrated electric hob, double electric oven, stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Utility: 8' 10" x 5' 10" (2.68m x 1.77m) Ceiling light point, double glazed window to the rear, radiator, space for a washing machine, dryer, fridge freezer.

Landing: Ceiling light point, loft access, double glazed window to side, storage cupboard housing the boiler.

Bedroom 1: 13' 0" x 10' 9" (3.96m x 3.28m) Ceiling light point, double glazed window to the front, radiator.

En suite: 6' 0" x 2' 10" (1.84m x 0.86m) Ceiling light points, extractor fan, double glazed window to the front, tiled walls, space for a shower cubicle.

Bedroom 2: 9' 9" x 9' 1" (2.96m x 2.77m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom 3: 8' 11" x 7' 7" (2.71m x 2.30m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom 4: 7' 5" x 6' 8" (2.27m x 2.03m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom: 11' 3" x 5' 9" (3.44m x 1.74m) Ceiling light point, double glazed window to the front, three-piece suite incorporating a WC, pedestal sink, panel bath with electric shower above, tiled splashback to the walls.

Outside: To the front of the property, there is a lawned garden with driveway parking for multiple vehicles. To the rear of the property, there is a flagged patio area and a lawned garden.

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, 999 years from 25 March 1978

Council tax: Cardwells estate agents Bolton research indicates the property is band E annual cost of £2770

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.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to

your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

