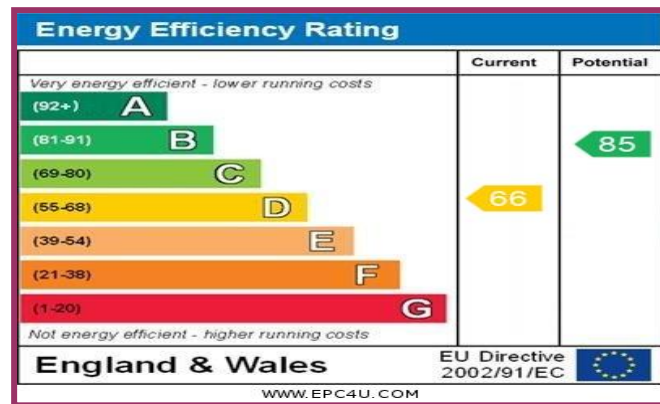


Disclaimer:
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STITCH MI LANE – HARWOOD – OFFERS IN THE REGION OF £325,000

Located within the popular and desirable area of Harwood is this beautiful semi detached FREEHOLD home. Weavers cottage, on Stitch Mi Lane, dates back to 1752 and is full of charm, character and is deceptively spacious inside. In recent years the property has been renovated throughout to provide a stunning home which would ideally suit someone who's looking for a beautiful home with low maintenance gardens. Harwood is a popular village with many local amenities within the area along with good schools and is close to local countryside where many a good walk can be had. Internally the accommodation comprises a lounge, sitting room, dining room, kitchen and utility room to the ground floor with three good sized bedrooms and a family bathroom to the first floor. Externally there is a delightful garden to the front with well stocked flower beds and low maintenance slate chipped surface intersected by stone path which leads to the porch. To the rear of the property there is a private and secluded garden, perfect for sitting out whilst barbecuing.

For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit



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LETTINGS & MANAGEMENT

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



ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch:

Ceiling light point, laminate effect flooring, door into the sitting room.

Sitting room: 11' 2" x 11' 1" (3.40m x 3.38m)

Ceiling light point, double glazed window to the front, radiator, feature fireplace and surround.



Kitchen: 11' 1" x 8' 4" (3.38m x 2.54m)

Ceiling light point, wood beams to the ceiling, double glazed window to the side, range of fitted wall and base units with integrated extractor fan, gas hob, electric oven, fridge/freezer, one and a half bowl ceramic sink with mixer tap and drainer, tiled splashback to the walls.



Dining room: 16' 4" x 7' 8" (4.97m x 2.34m)

Ceiling light point, wood beam to the ceiling, radiator, feature fireplace and surround, dual aspect double glazed window to the front and the side.



Outside:

To the front of the property there is a delightful garden with well stocked flower beds and low maintenance slate chipped surface intersected by stone path which leads to the porch. To the rear of the property there is a private and secluded garden, perfect for sitting out whilst barbecuing.

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 C annual cost of £2015

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.



Utility room: 8' 10" x 5' 5" (2.69m x 1.65m)

Ceiling light point, single glazed window to the rear, space for the washing machine and fridge/freezer.



Lounge: 17' 9" x 10' 2" (5.41m x 3.10m)

Ceiling light point, double glazed window to the front, radiator, wooden flooring believed to be formerly part of the dance floor at Bolton Palais, multi fuel wood burning stove, wood beams to the ceiling.



Landing:

Ceiling light point, radiator, double glazed window to the rear, wood beam to the ceiling.

Bedroom 1: 14' 6" x 10' 2" (4.42m x 3.09m)

Ceiling light point, double glazed window to the front, radiator, wood beam to the ceiling.





Bedroom 2: 11' 2" x 11' 1" (3.40m x 3.38m)

Ceiling light point, double glazed window to the front, fitted wardrobes, radiator, wood beam to the ceiling.



Bedroom 3: 15' 4" x 7' 8" (4.67m x 2.34m)

Ceiling light points, dual aspect double glazed windows to the rear and the side, radiator, wooden floor.



Bathroom: 8' 7" x 8' 4" (2.62m x 2.54m)

Ceiling light point, double glazed window side, radiator, three-piece suite incorporating a WC, pedestal sink, panel bath with mixer tap and shower above, tiled walls, storage cupboard.

