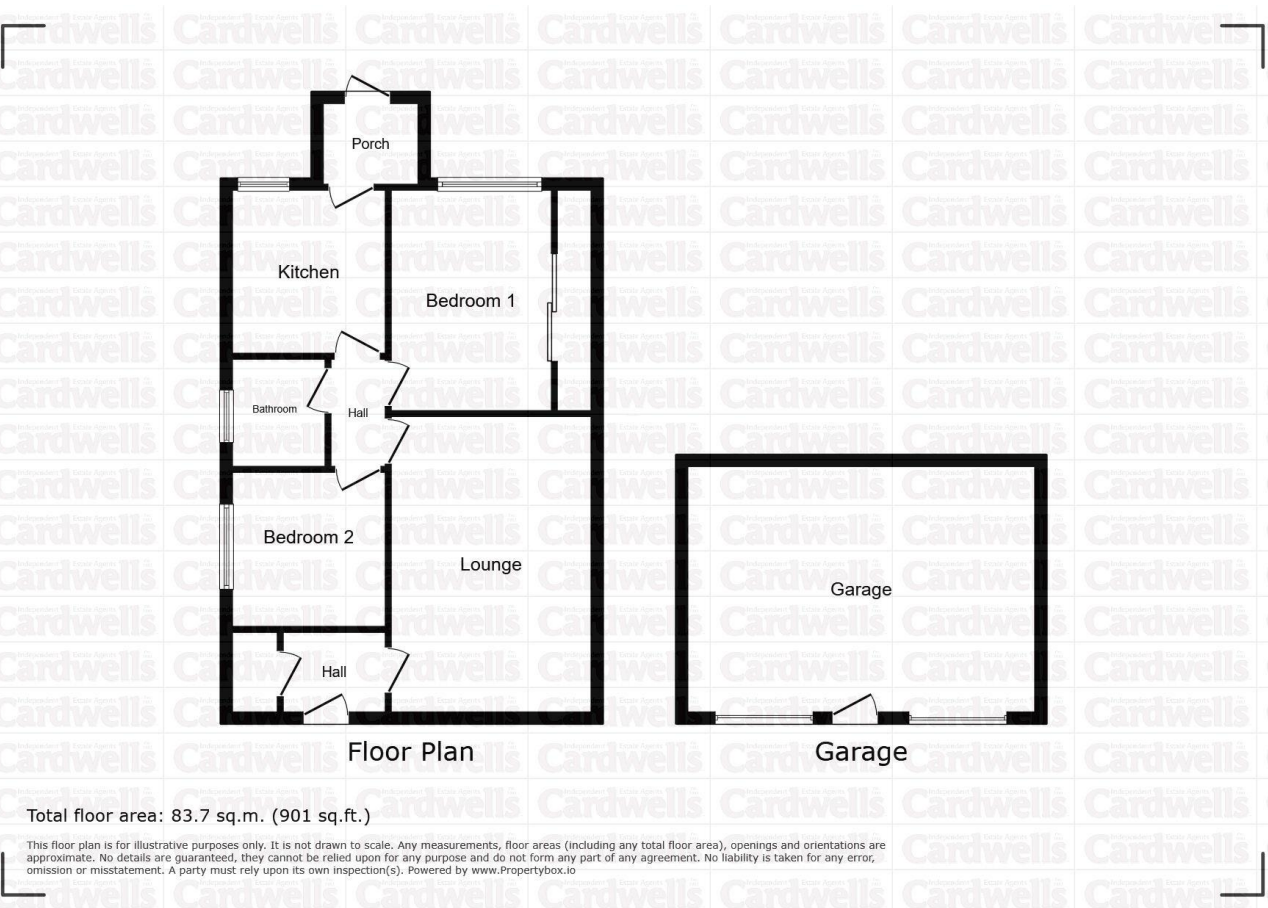
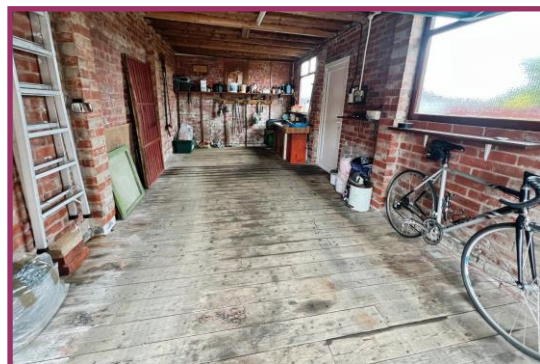




BELMONT VIEW, HARWOOD, BL2 3QN



- Semi detached true bungalow
- No upward chain involved
- Sought after location
- Close to village centre
- Good local amenities
- 2 bedrooms, lounge, kitchen
- Larger than average garage
- Gardens & generous driveway



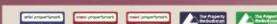
£240,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain involved' this two bedroom semi detached true bungalow is situated in a sought after location, close to the village centre. Belmont view has lovely aspects of the surrounding countryside and is close to local amenities, with an array of shops, medical centre and Morrisons supermarket. The accommodation briefly comprises, entrance hall, lounge, inner hallway, kitchen, rear porch, two bedrooms and a bathroom. Outside there are gardens to the front and rear, along with a driveway which provides ample parking and leads a larger than average single garage. There is also a well stocked ornamental fish pond. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: UPVC double glazed front door with matching windows aside, radiator, built in storage cupboard housing is the central heating boiler.

Lounge: 16' 9" x 11' 4" (5.10m x 3.45m) UPVC double glazed window to the front aspect, radiator below, tiled fireplace incorporating a gas fire, coving to the ceiling.

Inner Hallway: Access to the loft, doors lead to:

Kitchen: 9' 3" x 8' 0" (2.82m x 2.44m) UPVC double glazed window to the rear aspect, fitted wall and base units with complementary work surfaces and tiled splashbacks, stainless steel sink unit, space for a cooker, space for a washing machine, extractor fan, space for a fridge freezer, radiator. A door leads out to:

Rear Porch: UPVC double glazed door leading out onto the garden, tiled floor.

Bedroom One: 12' 6" x 9' 1" (3.81m x 2.77m) UPVC double glazed window to the rear aspect, radiator below, fitted wardrobes.

Bedroom Two: 9' 2" x 8' 8" (2.79m x 2.64m) UPVC double glazed window to the side aspect, radiator below.

Bathroom: 6' 1" x 5' 6" (1.85m x 1.68m) UPVC frosted double glazed window to the side aspect, matching bathroom suite comprising, enclosed bath with a shower above, close coupled WC, wash basin, extractor fan, tiling to the walls, radiator.

Outside: There is an open plan laid to lawn garden and a driveway provides ample parking and continues along the side elevation to the garage. The garage is larger than average single with an up and over door, two windows and a courtesy door. There is a delightful rear garden which is mostly laid to lawn, with feature plant and floral displays. There is also a fish pond and is well stocked with ornamental fish.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 November 1960

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

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.

Thinking of selling or letting: 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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

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

