

**LONGSIGHT, HARWOOD, BL2 3HR**



- End terraced property
- Larger than average
- Three bedrooms
- Two reception rooms
- Bathroom and separate wc
- GCH & uPVC double glazing
- Needs modernisation
- Large tandem garage to the rear



**Offers in the Region Of £170,000**

<p><b>BOLTON</b>                  11 Institute St, Bolton, BL1 1PZ                  T: 01204 381 281                  E: <a href="mailto:bolton@cardwells.co.uk">bolton@cardwells.co.uk</a></p>	<p><b>BURY</b>                  14 Market St, Bury, BL9 0AJ                  T: 0161 761 1215                  E: <a href="mailto:bury@cardwells.co.uk">bury@cardwells.co.uk</a></p>	<p><b>LETTINGS &amp; MANAGEMENT</b>                  11 Institute St, Bolton, BL1 1PZ                  T: 01204 381 281                  E: <a href="mailto:lettings@cardwells.co.uk">lettings@cardwells.co.uk</a></p>
---	--	--



Offered for sale with NO ONWARD CHAIN is this good sized garden fronted end terraced which does require some modernisation. The property is ideally located close to the village centre where there are many local amenities and shops including the local butchers, dentists, wine bars and a Morrison supermarket. Harwood is also extremely popular for its closeness to local countryside and many good schools. Internally the property comprises an entrance hallway, lounge, dining room and kitchen to the ground floor with three bedrooms and a bathroom with separate wc to the first floor. Externally the property is garden fronted with a low maintenance flagged garden to the rear with brick storage sheds and a gate which leads to the large detached tandem garage to the rear. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** Door leading to the entrance hallway.

**Entrance hall:** Ceiling light point, stairs leading to the first floor.

**Lounge:** 12' 0" x 10' 5" (3.67m x 3.17m) Ceiling light point, radiator, double glazed bay window to the front, wall lamps, feature fireplace.

**Dining room:** 15' 3" x 13' 10" (4.66m x 4.22m) Ceiling light point, double glazed window to the rear, door leading to the rear porch.

**Rear porch:** 4' 2" x 4' 2" (1.28m x 1.28m) Ceiling light point, double glazed windows, door leading to the rear garden.

**Kitchen:** 9' 11" x 8' 6" (3.02m x 2.60m) Ceiling light point, double glazed window to the rear, under stairs storage, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, gas hob, double electric oven, tiled splashback to the walls.

**Landing:** Ceiling light point.

**Bedroom 1:** 17' 7" x 12' 0" (5.35m x 3.65m) Ceiling light point, feature fireplace, double glazed window to the front, radiator, fitted wardrobes.

**Bedroom 2:** 11' 2" x 10' 11" (3.40m x 3.33m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes.

**Office/Bedroom 3:** 7' 5" x 6' 2" (2.27m x 1.89m) Ceiling light point, radiator, double glazed window to the rear.

**Bathroom:** 12' 5" x 3' 11" (3.79m x 1.20m) Ceiling light point, loft access, panel bath with electric shower above, wash hand basin, radiator, tiled splashback to the walls, extractor fan, loft access.

**Separate wc:** 4' 7" x 3' 5" (1.39m x 1.04m) Ceiling light point, double glazed window out to the rear, WC, tiled splash backs.

**Garage:** 29' 3" x 11' 6" (8.92m x 3.51m) Tandem garage with roller shutter door to the front.

**Externally:** The property is garden fronted with a low maintenance flagged garden to the rear with brick storage sheds and a gate which leads to the large detached tandem garage to the rear.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 12 May 1908

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1866.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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

