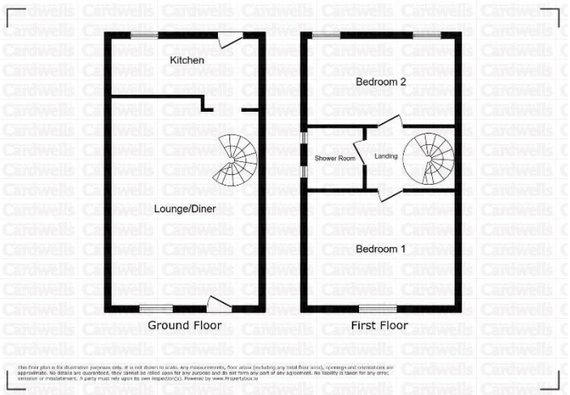

Independent Estate Agents Cardwells Est. 1982

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BROOKBANK LONGSIGHT LANE, HARWOOD, BL2 4LA

- No onward chain
- Character cottage full of charm
- Two double bedrooms
- Low maintenance gardens
- Peaceful and tranquil location
- Stone cottage
- Kitchen and lounge/dining room
- Close to local amenities and commuter routes

£210,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
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E: bury@cardwells.co.uk

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E: lettings@cardwells.co.uk

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.

Tucked away within a picturesque cluster of character cottages, Brookbank enjoys an enviable position in one of Harwood's hidden corners. Occupying the end position of the row and benefiting from many of the advantages associated with a semi detached home, this beautifully presented cottage successfully combines modern day comforts with the charm, warmth and character expected from a period property. Offered for sale with NO ONWARD CHAIN and enjoying a peaceful setting whilst not being directly overlooked, the property offers a wonderful sense of privacy and tranquility that is rarely found whilst remaining conveniently placed for everyday amenities. Internal inspection is highly recommended to fully appreciate both the setting and the accommodation on offer. The accommodation comprises a spacious and inviting lounge/dining room featuring a distinctive spiral staircase rising to the first floor, creating a focal point whilst enhancing the cottage's individual character. The fitted kitchen is well equipped with a range of contemporary units and integrated appliances, providing everything expected for modern day living. To the first floor are two generously proportioned double bedrooms together with a well appointed three piece family bathroom. Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys a charming cobbled courtyard garden to the front, ideal for enjoying a morning coffee, whilst to the rear there is a low maintenance gravelled garden area with established flower beds, creating an attractive backdrop and further enhancing the peaceful atmosphere that surrounds the home. 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:

Lounge: 21' 3" x 14' 11" (6.47m x 4.54m) Wall lamps, double glazed window to the front, radiators, open fire with tiled hearth and brick surround, spiral staircase leading to the first floor.

Kitchen: 7' 1" x 14' 10" (2.17m x 4.52m) Ceiling light points, double glazed window overlooking the garden, range of fitted wall and base units incorporating a one and a half bowl ceramic sink with mixer tap and drainer, extractor fan, electric hob and double electric oven, fridge/freezer, washing machine, tiled floor with splashback to the walls, stable door leading to the garden.

Landing: Ceiling light point, radiator.

Bedroom 1: 15' 3" x 11' 7" (4.64m x 3.54m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes, pedestal sink.

Bedroom 2: 14' 11" x 8' 10" (4.55m x 2.68m) Ceiling light points, double glazed windows to the rear, radiators, pedestal sink.

Bathroom: 6' 3" x 5' 9" (1.90m x 1.74m) Downlights, double glazed windows to the side, radiator, three piece suite incorporating a wc, vanity unit with inset sink, panelled bath with mixer tap, tiled floor with splashback to the walls.

Outside: To the front of the property there is gated access to a low maintenance cobbled garden with raised flower beds. To the rear of the property there is a low maintenance gravelled garden with raised flower beds.

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.

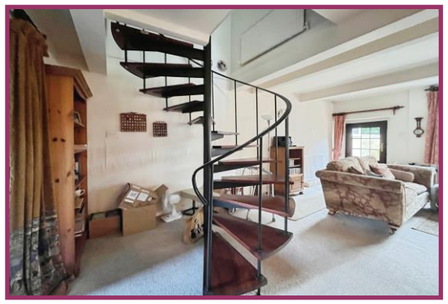
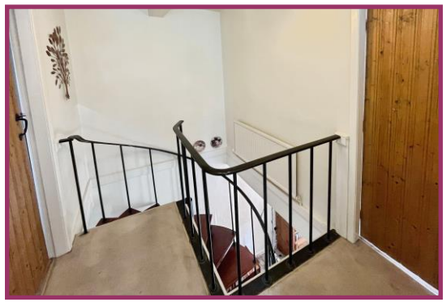
Council tax: Cardwells estate agents Bolton research indicates the property is band C £2133

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.

Total area: Cardwells estate agents Bolton research indicates the property is

Thinking of selling or letting in Bolton: 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