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HARDY MILL ROAD, HARWOOD, BL2 3PJ



- Lovely detached home
- Sought after location
- Generous sized plot & gardens
- Close to village centre
- Modern and well presented
- 3 bedrooms, lounge, feature fireplace
- Open plan kitchen dining room
- Contemporary shower room



Offers in the Region Of £395,000

BOLTON

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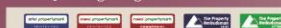
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LETTINGS & MANAGEMENT

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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.



A lovely detached home, situated in a sought after location. The property is on a generous sized plot and driveway, with landscaped gardens. Step inside to a very well presented and modern interior, with a feature double fronted fireplace, and a woodturning stove. Harwood village centre is close by, with excellent amenities, which include, Morrisons supermarket, medical centre, parks and beautiful countryside. Viewing is highly recommended to fully appreciate this lovely house, through Cardwells estate agents Bolton, 01204 381 281. bolton@cardwells.co.uk The accommodation briefly comprises, Entrance porch, guest WC, lounge with a feature fireplace and an open plan kitchen dining room. Upstairs, there are three bedrooms and a shower room. Outside , there are landscaped gardens to the front rear, along with a larger than average driveway and a garage.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance porch:

Guest w.c: uPVC frosted double glazed window front aspect, close coupled WC, wash basin with mixer tap, chrome plated towel rail.

Lounge: 20' 4" x 13' 0" (6.19m x 3.96m) uPVC double glazed window front aspect, uPVC double glazed window side aspect, tiled floor, feature fireplace incorporating a woodburning stove, mounted on a granite hearth, radiator, staircase to the landing.

Kitchen dining room: 20' 0" x 9' 7" (6.09m x 2.92m)

Dining area: uPVC double glazed bi folding doors rear garden aspect, tiled floor, radiator, inset spotlights to the ceiling.

Kitchen: uPVC double glazed window rear aspect, contemporary fitted kitchen, incorporating fitted wall and base units, breakfast bar, sink unit with mixer tap, built in oven and grill, integrated fridge freezer, five ring gas burner hob, extractor hood above, integrated wine chiller, space for a washing machine, tiled floor, recess display lighting, inset spotlights to the ceiling.

Landing: uPVC frosted double glazed window, side aspect, radiator, access to the loft.

Bedroom 1: 13' 3" x 11' 0" (4.04m x 3.35m) uPVC double glazed window, front aspect, radiator below, fitted wardrobes and a matching dressing table unit

Bedroom 2: 11' 2" x 11' 1" (3.40m x 3.38m) uPVC double glazed window, rear aspect, radiator below, fitted wardrobe, fitted storage cupboard.

Bedroom 3: 9' 4" x 8' 8" (2.84m x 2.64m) uPVC double glazed window front aspect, radiator below.

Shower room: 6' 4" x 5' 4" (1.93m x 1.62m) uPVC frosted double glazed window, rear aspect, contemporary suite comprising, shower cubicle, close coupled WC, wash basin with mixer tap inset to a vanity unit, tiled floor, tiling to the walls, chrome plated towel rail.

Outside: To the front there is a double driveway and a further single driveway, which has a pattern concrete surface and a gravelled area aside. A paved pathway leads along the side elevation. We understand that there is shared access to the right hand side of the pathway, giving access to the garage. To the rear there is a substantial landscaped garden, with an Indian stone patio and steps leading to a laid to lawn garden. The garden is intersected via a paved pathway, leading to the bottom of the garden. There is a pergola and a patio, with railway sleeper borders and dry stone wall. To the left side elevation there is a canopied storage area. A gate gives access to the right hand side elevation where, you will find a larger than average single garage with an up and over door.

Viewings: For all 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 Leasehold, 999 years from 1 September 1959

Council tax: Cardwells estate agents Bolton research indicates the property is band D annual cost of £2267

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,

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