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RUINS LANE, HARWOOD, BL2 3JG



- Detached true bungalow
- Two bedrooms
- Open plan lounge/dining room
- Extended accommodation
- Shower room
- Garage, gardens and driveway
- Requires some updating
- No onward chain delay



Offers in the Region Of £230,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982



This extended two bedroom, detached true bungalow is located on the well regarded Ruins Lane which is off Longsight / Hardy Mill Lane in Harwood. The area is highly sought after having a good range of amenities, schools, transport links and countryside walks near by. It is fair to say that the accommodation would benefit from some updating and currently comprises; entrance porch, open plan lounge / dining area, inner hall, fitted kitchen, two bedrooms and a shower room. Externally the property enjoys low maintenance gardens to both the front and rear elevations with driveway leading to the detached garage to the side. Offered with No Onward Chain delay, early viewing is advised which, in the first instance can be via our Virtual Viewing Video and then in person by calling our Cardwells Estate Agents Bolton on 01204 381281, online @cardwells.co.uk or via email bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch: 5' 8" x 4' 3" (1.73m x 1.3m) Composite double glazed door to the front elevation. Tiled floor. Glazed wooden door to lounge.

Lounge: 13' 5" x 12' 5" (4.09m x 3.78m) Double glazed window to the front elevation. Feature brick fireplace with gas fire (not connected). Radiator. Opens onto the dining area.

Dining area: 10' 5" x 9' 3" (3.18m x 2.82m) Double window to the front elevation. Radiator. Door to inner hall.

Inner hall: Opens onto the kitchen. Doors to bedrooms and shower room. Radiator. Loft access with pull down ladder.

Kitchen: 12' 0" x 6' 9" (3.66m x 2.06m) Double glazed window and door to the rear elevation. Range of base units with granite effect worktops and matching wall mounted cabinets. Four burner gas hob (not connected) with electric oven and extractor over. Integrated fridge and freezer. Space and plumbing for washing machine. Inset one and a half bowl sink and drainer. Tiled floor.

Bedroom 1: 11' 2" x 11' 0" (3.4m x 3.35m) Double glazed window to the side elevation. Radiator.

Bedroom 2: 10' 0" x 7' 4" (3.05m x 2.24m) Double glazed window to the side elevation. Radiator.

Shower room: 6' 5" x 5' 5" (1.96m x 1.65m) Three piece suite comprising of corner shower cubicle with electric shower, corner wash basin vanity unit. WC. Radiator.

Garage: 17' 6" x 8' 4" (5.33m x 2.54m) Power and lighting.

Outside: The property enjoys an imprinted concrete driveway to the front leading past the lawn and onto the detached garage. The rear has an imprinted concrete patio area leading onto the lawn with shrub borders. Fence enclosed.

Viewings: All viewings are by advance appointment with 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 November 1965

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.

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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

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