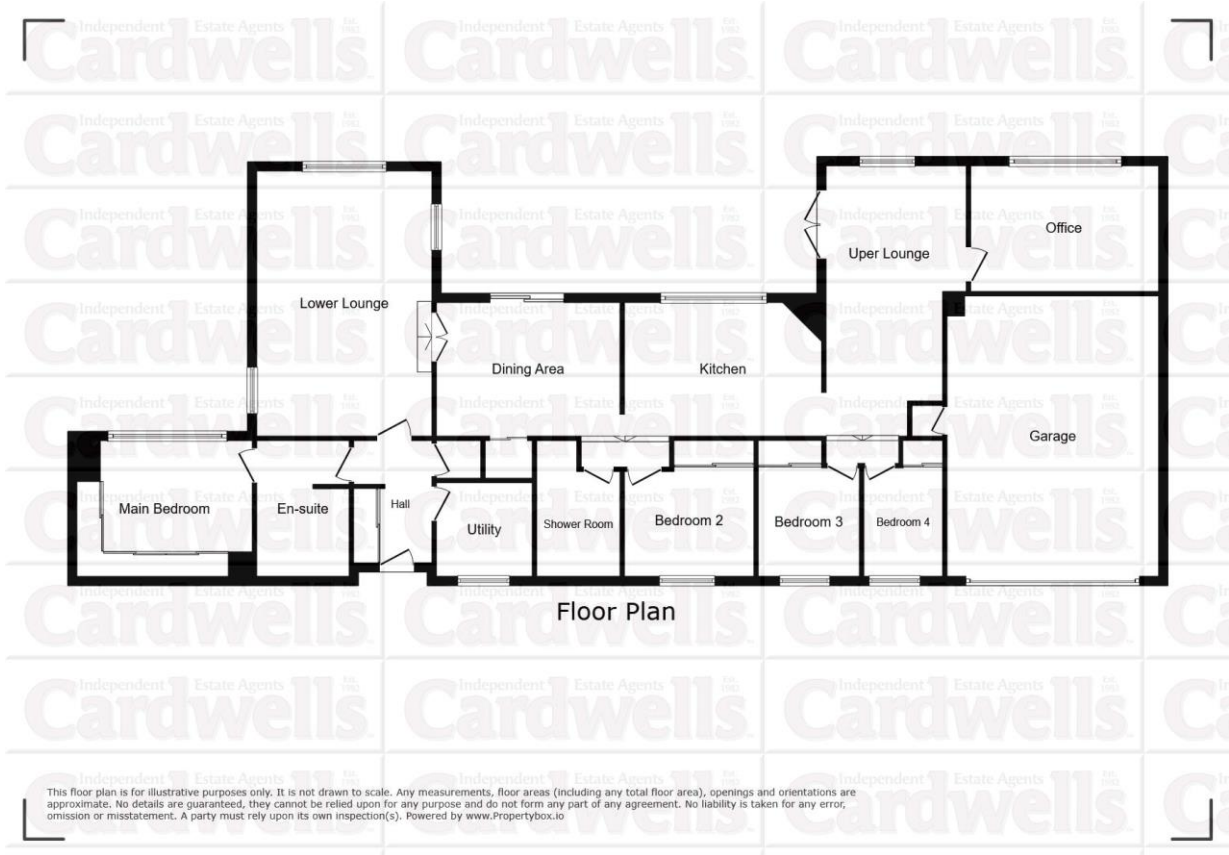


RIDING GATE – HARWOOD – £535,000

Offered for sale with no further upward chain delay and wonderful potential to improve and upgrade to your own tastes and specifications is this five bedroom detached family home situated in the picturesque Riding Gate Conservation Area in Harwood, Bolton.

There are two titles included with the sale of the property which combine to a size of around 0.40 of an acre. Title GM882198 is the plot which the property sits on and is around 0.19 of an acre and is Freehold and the lower garden area with gated vehicle access from the road is around 0.21 of an acre with a title number of MAN137407 and this is freehold. It is our understanding that this land, the lower garden area, MAN137407 is sold subject to a development overage provision whereby the seller is entitled to 15% of any uplift in value resulting from a specified trigger event, such as planning permission being granted, occurring within 10 years of the purchase date. This agreement will be drawn up by the sellers solicitors. The overall approximate square footage of the property is around 1636/152 m², which briefly comprises reception hallway, utility room, grand living room with double height ceiling and windows, dining room with patio doors off to the rear garden, family room, master bedroom with ensuite shower room, four additional bedrooms, modern family shower room and an integral double garage served by a generous driveway offering excellent private parking facilities. There are wonderful garden areas to the front, side and the rear with a sloping pathway that leads down to the larger section of rear garden with vehicle access gates from the side road.

It is very rare for properties in this highly regarded location enjoying such generous grounds to come to the open market. In the first instance there is a walk-through viewing video available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: 10' 3" x 6' 9" (3.122m x 2.056m)

Fitted mirrored wardrobes, radiator, quality entrance door with double glazed window above, ceramic floor tiling.

Utility room: 7' 11" x 7' 6" (2.413m x 2.279m)

Fitted storage cabinets, wall mounted Worcester Combi boiler, stainless steel sink and drainer, uPVC window, radiator, ceramic floor.



Living room: 19' 10" x 12' 10" (6.053m x 3.916m)

With an approximate ceiling height sloping of around 4.679 m, six large double-glazed windows flooding the room with natural light, three radiators, exposed decorative brickwork.



Dining area: 13' 9" x 13' 4" (4.183m x 4.069m)

Sliding double glazed patio doors out to the rear garden, radiator.

Kitchen: 9' 10" x 14' 8" (2.991m x 4.476m)

A fitted kitchen with superb range of matching: drawers, base and wall cabinets, integrated fridge, oven/grill, double sink and drainer, large uPVC window overlooking the rear gardens.



Garage: 21' 1" x 15' 9" (6.427m x 4.809m)

A double sized garage with electric roller shutter vehicle access door to the front, power, lighting, radiator, metres, rcd switch fuse box. The garage is served by a generous driveway, providing superb private off road car parking.

Chain details:

The property is sold with no further upward chain delay and early vacant possession, it is hoped that a prompt completion can be arranged once a sale is agreed.

Tenure:

Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Freehold with title number: MAN16574.

Bolton council tax:

The property is located in the borough of Bolton and the Council tax band rating F, with an approximate annual cost of £3,274



Family room: 20' 3" x 12' 11" (6.174m x 3.948m)

Measured at maximum point. Large double glazed picture window overlooking the rear garden, uPVC double glazed doors which open out onto the rear garden, two radiators.



Master bedroom suite:

Master suite hallway: 6' 3" x 2' 8" (1.911m x 0.813m)

Ceramic tile floor.

Master bedroom: 12' 11" x 10' 11" (3.925m x 3.330m)

Professionally fitted bedroom furniture providing an excellent range of matching: wardrobes bridging cabinets, bedside drawers and a chest of drawers, radiator, uPVC window to rear.



En suite: 7' 11" x 6' 0" (2.402m x 1.826m)

A four-piece shower room suite comprising: WC, bidet, pedestal wash and basin and shower, high level window, radiator.



Bedroom 2: 14' 1" x 9' 5" (4.284m x 2.880m)
Large uPVC window overlooking the rear garden, radiator. We believe that this room was previously used as a home office.



Bedroom 3: 9' 11" x 10' 7" (3.033m x 3.225m)
Measured at maximum points into the fitted wardrobes, uPVC window to the front with fitted blinds, radiator.



Bedroom 4: 6' 11" x 10' 7" (2.113m x 3.228m)
Measure at maximum point into the fitted wardrobes, uPVC window to the front, radiator.



Bedroom 5: 6' 11" x 10' 7" (2.098m x 3.225m)
Measured at maximum pint into the fitted wardrobes. uPVC window to the front, fitted curtains, radiator.



Family shower room: 9' 1" x 5' 10" (2.770m x 1.788m)
A modern three-piece shower room suite with shower enclosure, wash hand basin and dual flush WC, spot lighting, high level window, modern towel rail with mirror, stylish ceramics to the walls and floor.

