



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 generations 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](http://www.Propertybox.io)

**ASHDENE CRESCENT, HARWOOD, BL2 3LE**



- Detached true bungalow
- No upward chain involved
- Sought after village location
- 3 bedrooms, lounge, separate
- Modern kitchen & shower room
- Conservatory, delightful gardens
- Close to excellent amenities
- Viewing highly recommend



**Offers in the Region Of £335,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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Cardwells are pleased to offer for sale this lovely detached true bungalow, situated in a very popular and convenient location within the heart of Harwood village. Offered for sale with 'no upward chain involved' this well presented spacious bungalow, is on a generous plot with delightful landscaped gardens. Harwood Village has excellent amenities including good shops, schools and a medical Centre. Viewing is highly recommended to fully appreciate this impressive bungalow. The spacious accommodation briefly comprises, Entrance porch, hallway, lounge, separate dining area, modern fitted kitchen, double glazed conservatory, three bedrooms and a contemporary shower room. Outside, there are delightful gardens to the front and rear along with a block paved driveway leading to a single garage. The property also benefits from UPVC double glazing and gas central heating. Please contact Cardwells estate agents Bolton, 012043881281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

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

Twin opening UPVC double glazed doors leading to:

**Entrance Porch:** Tiled floor, UPVC double glazed door leading to:

**Entrance Hall:** Tiled floor, radiator, coving to the ceiling, built in storage cupboard.

**Lounge:** UPVC double glazed window to the front aspect, radiator below, tiled floor, feature elevated gas fire.

**Separate Dining area:** Tiled floor, radiator, coving to the ceiling.

**Kitchen:** UPVC double glazed window, range of modern fitted wall and base units with complementary work top surfaces and tiled splashback, built-in oven and grill, Neff hob, stainless steel extractor canopy above, stainless steel stainless steel sink unit with mixer tap, integrated dishwasher and fridge, tiled splashbacks spotlights to the ceiling.

**Conservatory:** The conservatory is of brick construction with the rest being UPVC double glazed with twin opening doors leading onto the garden, tiled floor, two radiators.

**Bedroom One:** Range of modern fitted wardrobes and drawers with overhead storage cupboards, tiled floor, radiator, UPVC double glazed French doors garden aspect.

**Bedroom Two:** UPVC double glazed window to the front aspect, radiator below, range of modern fitted wardrobes with a matching dressing table unit, tiled floor, radiator.

**Bedroom Three/Office:** UPVC double glazed window to the front aspect, fitted computer desk and matching units, tiled floor, radiator.

**Shower Room:** Opaque UPVC double glazed window to the rear aspect, contemporary white suite comprising, shower cubicle, wash hand basin with mixer tap, inset to a vanity unit, close coupled WC, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling.

**Outside:** There is a lovely open mature garden to the front which is mainly to lawn. There is a block paved driveway, which provides ample off-street parking leading to a single attached garage, with an up and over door. There is a delightful landscaped rear garden, with a laid to lawn area. The garden is well stocked with an array of trees, plants and floral displays and paved patio areas.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.13 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band D annual charges of £2147.

**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)

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