



**FAIRWAY AVENUE, HARWOOD, BL2 4ER**



- Semi detached home
- Far reaching views to the rear
- Cul de sac position
- Two bedrooms
- Low maintenance garden with home office
- Lounge and dining room
- Parking for approximately three cars
- Close to local amenities



**Offers Over £220,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Beautifully presented semi detached home located on a quiet cul-de-sac within the ever popular area of Harwood. The property is set within an elevated position and has fantastic views to the rear overlooking local countryside as far as the eye can see. This wonderful property is situated close to many local amenities with Harwood village being a short distance away giving good access to Morrisons supermarket, medical centre, pubs and well regarded schools. Internally the property comprises an entrance hall, lounge, dining room, kitchen and bathroom to the ground floor with two good sized bedrooms to the first floor. Externally the front garden has been transformed into a gravelled driveway for two to three cars with shared access to the right hand side of the property leading to a gate which takes us to the rear garden. The rear of the property is low maintenance with a flagged patio area providing plenty of room for a BBQ. From the patio there are steps leading down to a low maintenance garden which leads to the home office which has lights and electrics.

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

**Entrance hallway:** Ceiling light point, radiator, tiled floor, stairs to the first floor.

**Lounge:** 14' 8" x 11' 2" (4.47m x 3.41m) Ceiling light point, double glazed bay window to the front, wall mounted electric flame effect fire, radiator.

**Inner hall:** Ceiling light point.

**Kitchen:** 12' 7" x 8' 1" (3.84m x 2.47m) Ceiling light points, wall mounted boiler, double glazed window to the rear with views over the garden and local countryside, range of fitted wall and base units with space for an electric cooker, washing machine, dryer, fridge/freezer, stainless steel sink with mixer tap and drainer, wall mounted vertical ladder radiator, wood flooring with tiled splashback to the walls.

**Dining room:** 8' 10" x 6' 10" (2.69m x 2.08m) Ceiling light point, double glazed bay window to the rear, radiator, door to the side.

**Bathroom:** 7' 7" x 5' 6" (2.30m x 1.67m) Ceiling light point, extractor fan, double glazed window to the side, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap, tiled floor and walls.

**Landing:** Ceiling light point, loft access, storage cupboard, storage to the eaves, radiator, double glazed window to the side.

**Bedroom 1:** 14' 9" x 9' 5" (4.50m x 2.87m) Ceiling light point, radiator, fitted wardrobes, double glazed window to the front.

**Bedroom 2:** 11' 5" x 7' 4" (3.47m x 2.23m) Ceiling light point, radiator, double glazed window with far reaching views over the countryside, storage to the eaves, laminate effect flooring.

**Outside:** The front garden has been transformed into a gravelled driveway for two to three cars with shared access to the right hand side of the property leading to a gate which takes us to the rear garden. The rear of the property is low maintenance with a flagged patio area providing plenty of room for a BBQ. From the patio there are steps leading down to a low maintenance garden which leads to the home office which has lights and electrics.

**Parking:** Driveway parking

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 1000 years from 8 June 1960, we are advised ground rent is £7 per year

**Council tax:** Cardwells estate agents Bolton research shows the property is band B £1670 per annum

**Flood risk information:** 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.

**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](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 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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