

ASHFORD CLOSE, BOLTON, BL2 3JY



- Lovely family home
- No upward chain involved
- 3 good sized bedrooms
- Quiet cul de sac position
- Extended kitchen breakfast room
- Close to village amenities
- Offers further potential
- Viewing highly recommended



To be confirmed

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: 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

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk



For sale with 'no upward chain involved' this lovely link-detached property, is situated in a quiet cul-de-sac, close to the heart of Harwood Village. Harwood has an array of local shops schools Medical Centre and supermarket, with easy access to Bolton and Bury. The property has been extended, creating a kitchen breakfast room, with further potential to improve or extend. This family Home is well presented and viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The spacious accommodation briefly comprises, Entrance porch, hallway, lounge dining room, kitchen breakfast room and a guest WC room. Upstairs there are three good sized bedrooms, two of which have built in wardrobes and a family bathroom. Outside there are gardens to both the front and rear of the property, along with a driveway leading to an attached garage. The property also benefits from double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Porch: 2 uPVC double glazed windows front aspect.

Entrance hall: Radiator, staircase to the landing.

Lounge dining room: 25' 0" x 10' 10" (7.61m x 3.30m) Double glazed sliding patio door, rear garden aspect, uPVC double glazed window front aspect, feature fireplace incorporating a living flame gas fire, mounted on a marble hearth, two radiators.

Kitchen breakfast room: 15' 10" x 16' 4" (4.82m x 4.97m) 2 uPVC double glazed windows, rear garden aspect, range of modern fitted wall and base units with work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for a cooker, washing machine and a dishwasher, radiator, extractor hood above the cooker, fitted shelving, space for a tumble dryer, built-in under stairs storage cupboard, with a radiator and an integral door leading to,

WC: Close coupled WC, wash basin with mixer tap, tiled floor, extractor fan.

Landing: uPVC frosted double glazed window side aspect, access to the loft, doors lead to

Bedroom 1: 12' 7" x 12' 9" (3.83m x 3.88m) uPVC double glazed window front aspect, radiator below, fitted wardrobes with overhead storage cupboards and a matching dressing table unit, built in double wardrobe.

Bedroom 2: 12' 4" x 10' 1" (3.76m x 3.07m) uPVC double glazed window rear aspect, radiator below, built-in double wardrobe and a storage cupboard.

Bedroom 3: 9' 7" x 7' 7" (2.92m x 2.31m) uPVC double window side aspect, radiator below, built in storage cupboard.

Bathroom: 6' 8" x 5' 5" (2.03m x 1.65m) uPVC frosted double glazed window, rear aspect, modern white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin, chrome plated towel rail, tiling to the walls, extractor fan.

Outside: To the front there is an open plan laid to lawn garden with plant borders. A driveway provides off street parking leading to a larger than average garage with an electronically operated up and over door and also benefits from power and light. Rear - There is an enclosed garden, which is mostly laid to lawn, with tree and plant borders. There is a paved pathway and patio, with an external door leading to the garage.

Viewing: Please call 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 February 1967

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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