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**FELLSIDE, HARWOOD, LANCASHIRE BL2 4HB**



- Four good sized bedrooms
- Three reception rooms
- Semi detached family home
- Family bathroom and en-suite
- Cloakroom/wc
- Two utility rooms
- Superb gardens
- Double driveway and integral garage



**Offers in the Region Of £375,000**

**BOLTON**

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**BURY**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Stunning family home located within a quiet cul-de-sac in the much sought after area of Harwood in Bolton. This wonderful family home offers good sized accommodation throughout and is located close to many local amenities and schools with Hardy Mill Primary school just being a short walk away. Other amenities would include a Morrison's for the weekly shop, a post office, library, local pubs and restaurants. Locally there are many green spaces for walks and the Jumbles is only a short drive away. Additionally Bromley Cross and Hall l'th Wood train stations are a few minutes drive away which will take you either towards Blackburn or Manchester. Internally the accommodation for this family home comprises a porch, dining room, lounge, sitting room, kitchen, two utility rooms and a cloakroom/wc to the ground floor with four good sized bedrooms, the master with en-suite and a four piece family bathroom to the first floor.

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

**Porch:** 4' 5" x 2' 7" (1.34m x 0.79m) Wall lamp, door leading into the dining room.

**Dining room:** 15' 10" x 10' 8" (4.82m x 3.24m) Wall lamps, coving to the ceiling, double glazed window to the front, radiator, stairs to the first floor.

**Lounge:** 15' 11" x 12' 2" (4.86m x 3.72m) Wall lamps, coving to the ceiling dual aspect double glazed windows to the front and the side, radiator, inset living flame remote controlled gas fire with stone surround.

**Inner hallway:** Ceiling light point, coving to the ceiling, tiled floor.

**Sitting room:** 11' 11" x 10' 4" (3.64m x 3.16m) Wall lamps, coving to the ceiling, laminate effect flooring, radiator, double glazed sliding patio doors leading to the flagged patio area.

**Kitchen:** 10' 5" x 9' 5" (3.17m x 2.86m) Ceiling light point, double glazed window overlooking the garden, range of fitted wall and base units with breakfast bar incorporating an integrated extractor fan, gas hob, electric oven, dishwasher, one and a half bowl stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls.

**Utility room:** 7' 3" x 5' 6" (2.21m x 1.67m) Downlights, wall mounted vertical ladder radiator, double glazed window to the rear, tiled floor and part tiled walls.

**WC:** 7' 4" x 2' 9" (2.24m x 0.83m) Ceiling light point, double glazed window to the rear, wc, tiled floor.

**Utility:** 11' 9" x 4' 2" (3.58m x 1.27m) Ceiling light point, door to the front and the rear, tiled floor, space for a fridge/freezer, washing machine and dryer.

**Landing:** Ceiling light points, coving to the ceiling.

**Bedroom 1:** 13' 4" x 10' 5" (4.07m x 3.17m) Ceiling light point, double glazed window overlook the rear garden, radiator, fitted wardrobes.

**En suite:** 7' 3" x 7' 1" (2.20m x 2.16m) Ceiling light point, coving to the ceiling, double glazed window overlooking the rear garden, vanity unit with table top sink and mixer tap, built in dressing table, wc, wall mounted vertical ladder radiator.

**Bedroom 2:** 13' 11" x 7' 10" (4.23m x 2.39m) Ceiling light point, double glazed window to the front, radiator.

**Bedroom 3:** 9' 5" x 9' 5" (2.88m x 2.87m) Ceiling light point, radiator, double glazed window to the front.

**Bedroom 4:** 10' 3" x 9' 3" (3.12m x 2.82m) Currently used as an office with a ceiling light point, double glazed window to the front, radiator.

**Family bathroom:** 11' 1" x 7' 1" (3.38m x 2.15m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, four piece suite incorporating a wc, vanity unit with table top sink, panelled bath with mixer tap and a wall in shower cubicle.

**Garage:** 16' 7" x 8' 0" (5.06m x 2.45m)

**Outside:** To the front of the property there is driveway parking for two cars leading to the integral garage and a well manicured lawned garden with low maintenance borders. The rear of the property is a superb size with the south facing garden providing a wonderful space for the family. The garden has a good sized patio area for entertaining with paved steps leading up to a lawned garden with an additional tier offering further entertaining space

**Viewings:** Please contact 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 are advised the property is Leasehold, ground rent £10 per annum.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band C annual cost of £2015

**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.

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