



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**HARDY MILL ROAD, HARWOOD, BL2 3PW**



- Elegant family Home
- Stylish extended accommodation
- Two reception rooms
- Extended fitted kitchen
- Three bedrooms
- Extended four piece bathroom
- Driveway parking and garage
- Stunning and sizable rear garden



**Offers in the Region Of £350,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

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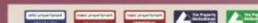
**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton are absolutely delighted to bring to the market this elegant and substantial extended bay-fronted, three bedroom semi detached family home located on the highly regarded Hardy Mill Road within the sought after area of Harwood. Situated in close proximity to the village and as such within easy access to fabulous wide ranging amenities, highly regarded local nurseries in schools, popular bars and restaurants, supermarkets and excellent transport links and countryside walks are all on the doorstep, this fabulous family home is certain to attract a great deal of attention in the current market.

Warmed by gas central heating having uPVC double glazing and being the subject of a comprehensive refurbishment program over the past few years, the elegant accommodation briefly comprises; porch, entrance hallway, lounge, extended sitting room with dining area beyond, extended fitted kitchen, three bedrooms and a super sized bathroom with four piece suite. As attractive as the accommodation is, it is the gardens that are of particular note being deceptively spacious and having a number of separate sections each creating their own comforting environment. The garden has lovely mature planted sections with seating areas, fruit trees, gravel gardens all lovingly laid out to create a generally relaxing environment. Early viewing of this beautiful property is advised and can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281, online at [cardwells.co.uk](http://cardwells.co.uk) or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

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

**Porch:** 6' 3" x 3' 3" (1.9m x 1.0m) Double glazed window and door the the front elevation. Tiled floor. Glazed door into the hall.

**Hall:** 11' 10" x 6' 3" (3.6m x 1.9m) Stairs lead off to the first floor landing. Radiator

**Lounge:** 11' 6" x 10' 10" (3.5m x 3.3m) Double glazed bay window to the front elevation. Recessed electric fireplace. Radiator.

#### **Open plan sitting/dining room:**

**Sitting room:** 13' 1" x 10' 10" (4m x 3.3m) Focal fireplace with recessed wood burner. Radiator. Opens onto the

**Dining area:** 8' 10" x 8' 6" (2.7m x 2.6m) Double glazed French doors to the rear. Skylight window. Radiator.

**Kitchen:** 19' 4" x 8' 6" (5.9m x 2.6m) Double glazed window to the side with double glazed window and door to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. "Leisure" 7 burner cooking range. Inset one and a half bowl sink and drainer. Space for fridge / freezer. Plumbed for washing machine and dishwasher. Radiator

**First floor landing:** Double glazed window to the side elevation. Stairs lead off the hall to the first floor landing. Loft access with pull down ladder to part boarded roof space.

**Bedroom 1:** 12' 10" x 11' 2" (3.9m x 3.4m) Double glazed window to the front elevation enjoying pleasant distant views. Focal tiled fireplace.

**Bedroom 2:** 12' 6" x 11' 2" (3.8m x 3.4m) Double glazed window to the rear elevation enjoying the garden views. Radiator Focal cast iron fireplace

**Bedroom 3:** 9' 6" x 7' 3" (2.9m x 2.2m) Double glazed window to the front elevation. Radiator

**Extended bathroom:** 17' 1" x 7' 10" (5.2m x 2.4m) Drying area leading to the bathroom. Four piece suite comprising bath, corner shower cubicle, pedestal wash hand basin and close coupled w.c. Tiled floor. Part tiled elevations. Airing cupboard.

**Outside:** The front has a block paved driveway for two vehicles. Mature shrub borders. Whilst the rear is a stunning and sizeable, sectional garden with lawns, gravel garden, mature shrub borders, seating areas, fruit trees, mature planting galore. Originally planned and planted by the long border gardener at a stately home, the beauty of this garden can only be appreciated by personal inspection.

**Detached garage:** Detached garage to the rear with power and lighting

**Viewings:** Please call 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 indicates the property is leasehold. 999 years from 18 September 1929

**Council tax:** Cardwells estate agents Bolton research indicates the property is band C £2015 per annum

**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

**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

