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Cardwells Est. 1982

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BROADSTONE ROAD, HARWOOD, BL2 4AW



- Attractive true bungalow
- Two bedrooms
- Bright and airy lounge
- Dining area
- Fitted kitchen
- Three-piece bathroom suite
- Gardens to front and rear
- Popular location



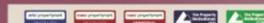
£240,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



This lovely true bungalow is located in the ever popular area of Harwood being within walking distance of wide range of amenities including doctors, supermarket, butchers and bars. This bungalow is well presented and currently comprises entrance hallway, lounge, inner hall with dining area, fitted kitchen, two bedrooms and a three-piece bathroom. The property enjoys off-road parking to the front offering further potential for parking if required, whilst the rear enjoys a low maintenance garden with artificial grass and mature borders. This property is only being re-advertised due to an unfortunate collapse in the chain below and is offered for sale with no onward chain delay. Early viewing is advised which in the first instance can be via our virtual viewing video and then in person by contacting our Cardwells Estate Agents Bolton office on (01204) 381281, online at cardwells.co.uk or by emailing bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: 6' 1" x 2' 8" (1.85m x 0.81m) Double glazed door to the front elevation with side light window. Storage cupboard. Door leading into:

Lounge: 11' 11" x 16' 11" (3.63m x 5.16m) Double glazed window to the front elevation. Living flame gas fire. Radiator.

Inner hall/dining area: 10' 10" x 5' 11" (3.3m x 1.8m) Double glazed door to the side elevation. Radiator. Opens onto the kitchen area.

Kitchen: 9' 9" x 8' 9" (2.97m x 2.67m) Double glazed window to the side elevation. Range of high gloss base units with contrasting granite effect work surfaces and matching wall mounted cabinets. Built in gas oven and grill. Built-in four burner gas hob with extractor hood over. Integrated fridge, freezer and washing machine. Central heating boiler. Inset sink and drainer. Composite flooring.

Master Bedroom: 12' 11" x 9' 11" (3.94m x 3.02m) Including wardrobes. Double glazed window to the rear elevation. Radiator. Good range of sliding mirror front wardrobes.

Bedroom Two: 10' 9" x 7' 10" (3.28m x 2.39m) Double glazed sliding patio doors to the rear elevation allowing access into the garden. Radiator.

Bathroom: 7' 10" x 5' 0" (2.39m x 1.52m) Double glazed window to the side elevation. Three-piece white suite comprising bath, pedestal wash hand basin and close coupled WC. Chrome heated towel rail. Composite flooring.

Outside: The property enjoys good sized low maintenance garden areas to both front and rear with the front enjoying a driveway to the side leading past a stone chipped garden area. The rear enjoys attractive and private artificial grass area with mature, colourful shrub borders.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

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 or visiting: 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 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 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

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

