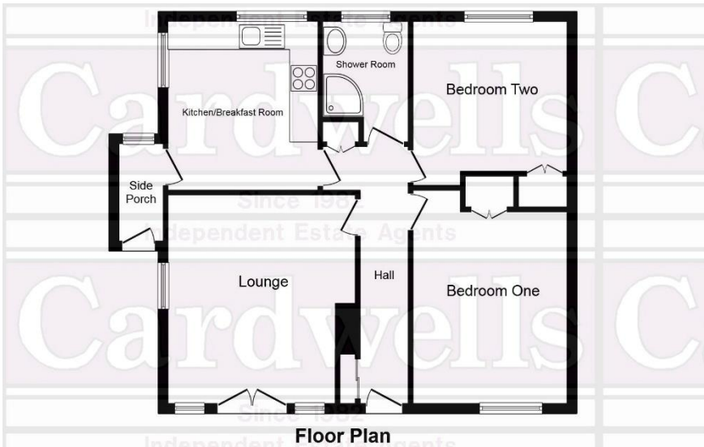
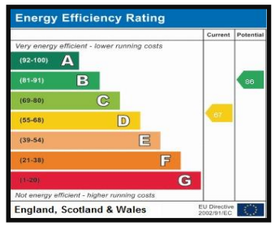


Floor Plan



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BROADSTONE ROAD, HARWOOD, BL2 4AW

- Situated in a wonderful Harwood village
- Set in circa 0.11 of an acre
- Two double bedrooms
- Superb fitted eat in kitchen
- Modern white shower room
- Garage and driveway parking
- Semi detached true bungalow
- potential to extend STPP

Offers in the Region Of £245,000

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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.

.A freehold semi detached true bungalow situated in the heart of Harwood village, the beautiful local countryside is within easy reach as are the areas superb schools, shops, restaurants, sporting facilities and excellent transport links. The accommodation extends to around 764 ft.² and briefly comprises: welcoming reception hallway with built-in storage space, living room with UPVC patio doors, quality eat-in kitchen, two double bedrooms and a modern white shower room. Externally there is a detached garage and a sizable driveway providing off-road parking facilities, the overall plot size is around 0.11 of an acre with superb garden areas to the front and the rear. The property benefits from the vast majority being UPVC double glazed, a Vaillant gas combination central heating boiler. It is worth pointing out that some neighbouring properties have extended their homes, so subject to appropriate planning permission/regulations there may well be potential for further development if somebody wished to pursue this. However the true bungalow is already a wonderful home and has a great deal to admire. In the first instance there is a walk-through viewing video available to watch and then 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway: 18' 1" x 6' 1" (5.51m x 1.85m) Measured at maximum points. UPVC entrance door, to built in storage areas, loft access point, radiator.

Living Room: 14' 7" x 12' 11" (4.44m x 3.93m) Tall UPVC windows either side of the UPVC patio doors to the front, UPVC window to the side, two radiators.

Kitchen Diner 11' 10" x 10' 6" (3.60m x 3.20m) A professionally fitted kitchen with an excellent range of matching drawers, base and wall cabinets, oven/grill, gas hob with extractor over, space for washing machine and dishwasher, stainless steel sink and drainer, concealed Valiant gas combination central heating boiler, blue pearl type work surfaces which extend into a breakfast bar, UPVC windows to the side and the rear, spot lighting, radiator.

Side Porch: 3' 11" x 3' 1" (1.19m x 0.94m) UPVC entrance door, timber single glazed window.

Master Bedroom: 14' 9" x 10' 10" (4.49m x 3.30m) Professionally fitted bedroom furniture giving three wardrobe areas, with matching bedside drawers and bridging cabinets, UPVC window to the front, radiator.

Bedroom Two: 11' 10" x 10' 10" (3.60m x 3.30m) Measured at maximum points. Built-in wardrobe space, UPVC window overlooking the rear garden, radiator.

Shower Room: Quality three-piece shower room suite comprising pedestal wash hand basin, dual flush WC and shower enclosure, ceramic wall tiling, radiator, UPVC window.

Overall Plot Size: The overall plot size extends to around 0.11 of an acre.

Garage: There is a garage which benefits from UPVC windows to the rear and the side with the pedestrian door to the side and vehicle access door to the front.

Driveway: There is a sizable driveway to the side of the property providing off-road parking.

Outside: The front garden is neatly laid to lawn and set behind low-level wall with decorative ironwork and bordered by mature shrubs. The rear garden is of a generous size with a sizable lawn section bordered by mature shrubs and small trees. There are patio areas and the garden area extends behind the garage.

Chain Details: We understand that the property will be offered for sale with early vacant possession and no further upward chain delay.

Tenure: We have been advised by the vendors that the property is Freehold

Council Tax: Our research indicates that the property is within council tax band C with Bolton Council which is at an annual cost of around £1742.

Approximate floor area: The overall approximate floor area is 764 ft.².

Conservation Area We understand that the property is not within a conservation area.

Flood risk information We understand that the property is within an area which is regarded as having a very low risk of flooding.

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

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