



HARWOOD WALK, TOTTINGTON. BL8 3NT



- Four Bedroomed Family Home
- Open Plan Lounge/Dining Area
- Kitchen with Utility
- Two Shower Rooms
- Lovely Landscaped Gardens
- No Onward Chain Delay
- Pleasant Views to the Front
- Sought After Convenient Location



£280,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

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

Incorporating: Wright Dickson & Catlow, WDC Estates

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Description: This is a rare opportunity to purchase a four bedroom, two bathroom end terraced in the highly sought after area of Tottington. This lovely, sizable family home has had one owner since new and is ready to welcome the new occupants. The accommodation is well presented and currently comprises entrance porch, hallway with large storage, lounge opening onto the dining area, fitted kitchen, utility room, ground floor shower room, four good sized bedrooms and a family shower room. Externally the property enjoys pleasant views to the front and has a lovely landscaped garden to the rear. Conveniently located for Tottington town centre, there are a wide range of amenities walks, schools and medical centres within easy reach. This property is certain to command a great deal of interest in the current market. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch 5' 7" x 3' 7" (1.7m x 1.1m) Double glazed door to the front elevation. Double glazed windows. Tiled floor. Glazed door leading into the hall.

Hall 9' 2" x 3' 7" (2.8m x 1.1m) Stairs lead off to the first floor landing. Wooden floor. Radiator. Large store. Under stairs store.

Open Plan Lounge/Diner 23' 4" x 11' 2" (7.1m x 3.4m) Narrows to 2.8m Lounge area, Double glazed window to the front elevation. Radiator. Opens onto the dining area. Dining Area, Double glazed French doors to the rear elevation. Radiator. Serving hatch through to the kitchen.

Kitchen 11' 10" x 7' 10" (3.6m x 2.4m) Double glazed window to the rear elevation. Glazed door to the rear. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Freestanding electric cooker. Space for fridge freezer.

Rear Porch 3' 11" x 3' 3" (1.2m x 1.0m) Tiled floor. Glazed door to the side elevation. Door through to the utility room.

Utility room 5' 3" x 3' 11" (1.6m x 1.2m) Double glazed window to the rear elevation. Plumbed for washing machine and dryer. Central heating boiler. Tiled floor.

Ground Floor WC Double glazed window to the front elevation. Three piece suite comprising walk in shower cubicle, vanity sink and WC.

First Floor Landing Stairs lead off the hall to the first floor landing. Loft access. Store cupboard.

Bedroom 1 12' 6" x 10' 2" (3.8m x 3.1m) Double glazed window to the front elevation. Radiator.

Bedroom 2 9' 10" x 8' 6" (3.0m x 2.6m) Double glazed window to the front elevation. Range of fitted wardrobes. Radiator.

Bedroom 3 10' 10" x 8' 6" (3.3m x 2.6m) Double glazed window to the rear elevation. Radiator.

Bedroom 4 10' 6" x 6' 5" (3.2m x 1.95m) Double glazed window to the rear elevation. Radiator.

Shower Room 7' 3" x 4' 11" (2.2m x 1.5m) Double glazed window to the rear elevation. Walk in shower, vanity sink and dual flush WC. Chrome heater towel rail.

Externally The front of the property enjoys a lawned garden with path leading to the front door. The rear has a lovely, landscaped garden with paved patio and path leading past the lawn and planted borders. There is a gated pedestrian access gate to the rear.

Price £280,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,878 (at the time of writing).

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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury are members of the property ombudsman redress scheme. All

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