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



- Beautiful semi detached family home
- Wonderful Gardens, circa 0.07 of an acre
- Superb external entertaining & play space
- Stunning kitchen flooded with natural light
- Two reception rooms, three bedrooms
- Ground floor shower room, 1st floor bathroom
- Private off road driveway parking
- Close to countryside & amenities no chain



£325,000

BOLTON

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Incorporating: Wright Dickson & Catlow. WDC Estates



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A stunning, extended semi-detached family home which has been thoughtfully improved and particularly well presented throughout set in fabulous gardens in an overall plot size that extends to around 0.07 of an acre. Enjoying lovely views towards the countryside to the front, the position is superb being ideally placed for easy access to the superb every day amenities of Harwood, Bradshaw, Ainsworth and the surrounding areas which include: popular schools, shops, transport links, sporting facilities, recreational space and beautiful local countryside. The accommodation briefly comprises: entrance porch, reception hallway, bay window dining room to the front, living room to the rear, stunning kitchen which is flooded with natural light from the sky lights and patio doors which open out onto the rear garden, ground floor shower room, first floor landing, three good sized bedrooms and a modern white three-piece bathroom suite. The rear garden is absolutely superb with a large patio ideal for entertaining and wonderful enclosed landscaped gardens perfect for children to play. The property benefits from a Baxi A+ rated central heating boiler, external windows are UPVC double glazed and importantly the property is offered for sale with no further upward chain. Viewing is essential to appreciate all that is on offer and the potential. In the first instance a walk-through viewing video is available to watch and then a personal viewing can be arranged 7 Days a week by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch 6' 3" x 2' 2" (1.915m x 0.67m) Arched UPVC windows and central entrance door with leaded glass doors and window which lead to the reception hallway.

Reception Hallway 12' 4" x 6' 8" (3.756m x 2.038m) Exposed and treated timber floorboards, spindles staircase off to the first floor, under stairs storage base, radiator.

Dining Room 12' 11" x 11' 10" (3.935m x 3.616m) UPVC bay window to the front, inset living flame gas fire with tiled hearth and surround.

Lounge 13' 2" x 11' 8" (4.015m x 3.555m) UPVC window overlooking the rear garden, multifuel burning stove set on tiled hearth, radiator.

Kitchen 21' 5" x 12' 1" (6.534m x 3.694m) A beautiful, modern kitchen and dining space flooded with natural light from two large Velox roof windows, UPVC windows to the side and UPVC double glazed patio doors which open out onto the rear garden. There is an excellent range of matching: drawers, base, wall and pantry style cabinets, integrated dishwasher, oven/grill, gas hob with matching extractor over, stainless steel sink and drainer with mixer tap over, plumbing for washing machine, space for a water dispensing fridge, inset spotlighting, ceramic tiled floor, radiator.

Ground Floor Shower Room 13' 10" x 6' 4" (4.225m x 1.937m) Stylish white three-piece suite comprising generous glass shower enclosure, pedestal wash hand basin and dual flush WC, UPVC window to the side, heated towel rail, spot lighting, ceramic tiled floor, space for a dryer.

First Floor Landing 9' 1" x 6' 4" (2.764m x 1.937m) UPVC window to the side.

Bedroom One 12' 9" x 12' 4" (3.888m x 3.754m) UPVC window to the front which enjoys the far-reaching views, radiator.

Bedroom Two 11' 6" x 12' 6" (3.495m x 3.809m) UPVC window to the rear which enjoys the lovely aspect over the back garden, radiator.

Bedroom Three 8' 2" x 7' 5" (2.477m x 2.249m) UPVC window to the front which enjoys the far-reaching views, radiator.

Bathroom 6' 9" x 6' 3" (2.070m x 1.904m) Modern white three-piece bathroom suite comprising bath with handheld shower option, dual flush WC, pedestal wash hand basin, fitted white built-in storage area which contains the Baxi gas central heating boiler with an energy efficiency rating of A+, heated towel rail, UPVC window, ceramic wall tiling.

Garden Overall the plot extends to around 0.07 of an acre. The rear garden is absolutely stunning and offers the kind of private, family friendly outdoor space that is so hard to find on the open market, there is a large patio area ideal for entertaining and barbecues and shaped lawns which perhaps are perfect for children to play. There are very well stocked borders with colourful plants, shrubs and trees which enhance the privacy, a greenhouse. This back garden is beautiful and we are confident and that any viewer will be impressed. The front garden is sat behind a low-level brick wall with mature shrubs and small trees to the borders of the lawn.

Parking There is private off-road driveway parking.

Chain Details The property is offered for sale with early vacant possession and no further upward chain.

Tenure We understand that the property is Leasehold but do not have further details at the time of writing.

Viewings Viewing is highly recommended to appreciate all that is on offer, in the first instance there is a walk through viewing video 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

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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

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Please note: all viewings are by appointment only through our BOLTON Office

