



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	59	80
England & Wales	EU Directive 2002/91/EC	
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### CHALE GREEN – HARWOOD – £380,000

An absolutely stunning, extended, fully modernised true bungalow offered to the market ready to move straight into. This beautiful home has been the subject of a comprehensive refurbishment program, which has created this stylish modern property within a traditional bungalow arrangement with accommodation all on one level. Architectural flare and creativity is in abundance, exemplified with the floor to ceiling glass porch and which is rather special! The location on Chale Green is superb with a pleasant aspect to the front and the wonderful facilities of Harwood, Ainsworth and Bradshaw all within easy reach including: a supermarket, shops, medical surgery, restaurants, popular schools, and superb, sporting and leisure facilities. There is beautiful countryside nearby ideal to explore on foot or bike, while for those commuting; Bolton and Bury are within easy reach as are the motorway and railway networks.

The property is entered via the grand entrance porch flooded with natural light, complete with stylish chandelier with marble flooring which flows into the reception hallway. The breath taking open plan kitchen/diner has never been used, in fact, the packaging is still on the integrated dishwasher, oven and fridge freezer. The kitchen/diner/family room is flooded with natural light from the tall uPVC windows and sliding patio doors which opens out onto the rear garden, the work surfaces have been chosen to match the marble flooring and the central island expands into a breakfast bar, there is a wonderful range of cabinets with an abundance of cooking and preparation space, whilst there is also room for a dining table/additional settee. The kitchen opens up into the living room which has thick carpeting and inset ceiling spot lighting, there is a utility room with additional sink and a separate guest WC/powder room. There are three bedrooms all particularly well presented with USB sockets, the master bedroom opens up into the bathroom in the style of an en suite, which is a beautiful three-piece bathroom suite with access also from the reception hallway. The property is set within a generous plot of around 0.13 of an acre with superb garden areas to four sides, particularly to the rear which enjoys patio terrace space and lawn, whilst there are patio areas to both sides and a pretty front garden. There is generous brick paved private driveway parking space which leads to the garage. The family sized home benefits from uPVC double glazing throughout, gas combination central heating and is available with early vacant possession, and no further upward chain delay. The attention to detail and the quality of the refurbishment is infrequently found on the open market. There is so much to admire about this bungalow that a personal inspection is essential to appreciate everything on offer. In the first instance, a walk-through viewing video is available to watch, and then a viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or via www.Cardwells.co.uk

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**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance porch: 6' 10" x 5' 6" (2.073m x 1.684m)**

With a ceiling height of around 3.308 of a metre complete with floor to ceiling uPVC double glazed windows and marble flooring. The entrance is stunning and completed with a contemporary style chandelier hanging from the tall ceiling.



**Reception hallway: 18' 3" x 4' 9" (5.565m x 1.436m)**

The marble flooring from the porch flows through the hallway and into the kitchen, there are two tall, anthracite, radiators, inset spot lighting and stylish neutral decorations.

**Kitchen/dining/family room: 20' 0" x 11' 6" (6.091m x 3.503m)**

A stunning open plan, kitchen/diner/family room, which is flooded with natural light from the tall uPVC double glazed windows and sliding patio doors which open out onto the rear garden, there is work surfaces which have been chosen to match the marble flooring, a central island which extends into the breakfast, bar and brand-new integrated appliances, including: dishwasher, oven, grill, microwave oven, fridge/freezer, hob and extractor, inset ceil spot lighting, radiator, neutral decorations.



**Garden:**

The rear garden is of a generous size and enjoys patio space with a sizable central lawn area. There are mature shrubs and small trees which enhance the privacy and a garden shed is provided for storage. There are patio areas to either side of the property. The front garden is neatly laid to lawn to either side of the driveway with beautiful slate type paving leading to the front door.



**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 01204 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Council tax:**

The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is D rated, this is at an annual cost of around £1,960 based on 2023 figures.

**Tenure:**

Cardwells Estate Agents Bolton premarketing research indicates that the property is Freehold.

**Chain details:**

The property is sold no upward chain, delay and an early completion is hoped to be arranged when the sale is agreed.

**Utility room: 7' 6" x 5' 3" (2.295m x 1.595m)**  
Fitted with matching work surfaces, cabinets and flooring to the kitchen. There is an additional sink, uPVC double glazing, the gas combination central heating boiler is enclosed and there is space for a washing machine and dryer underneath the work surface, uPVC window to the side, extractor fan.



**Guest w.c/powder room: 6' 10" x 2' 5" (2.086m x 0.745m)**

A modern white two-piece suite, comprising dual flush WC and wash hand basin, radiator, extractor, spot lighting, marble flooring.

**Lounge: 16' 5" x 11' 1" (4.997m x 3.370m)**

A beautifully finished lounge with thick carpeting and virtually full width uPVC windows, allowing the room to be flooded with natural light, inset ceiling spot lighting, large radiator, the living room opens into the kitchen.



**Bedroom 1: 13' 0" x 11' 3" (3.964m x 3.425m)**

Fitted complete with USB plug sockets, thick carpeting, uPVC window and radiator. There is a door off to the bathroom suite that it is in the style of an en suite bathroom.



**Bedroom 2: 11' 4" x 12' 0" (3.450m x 3.659m)**

**Fitted complete with USB plug sockets, thick carpeting, two uPVC windows overlooking the rear garden and radiator.**



**Bedroom 3: 8' 5" x 8' 0" (2.556m x 2.450m)**

**Fitted complete with USB plug sockets, thick carpeting, uPVC window overlooking the rear garden and radiator.**

**Bathroom:**

**A stylish and modern three-piece bathroom suite, comprising generous wash hand basin with matte black finish tap over and built on storage space, dual flush WC and bath with fitted glass shower screen, and both hand and overhead shower options, stylish ceramic wall and floor tiling, black heated towel rail, uPVC window, extractor and spot lighting.**



**Garage:**

**The garage is served by a brick paved driveway providing excellent private off-road car parking which leads to the garage which may be ideal for storage needs.**

**Plot size:**

**Cardwells Estate Agents, Bolton, pre-marketing research indicates that the overall plot size is approximately 0.13 of an acre.**