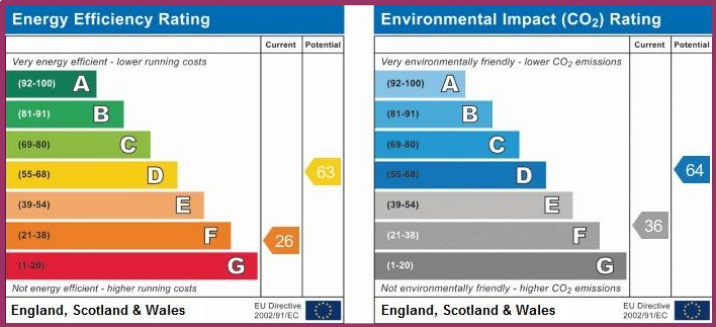


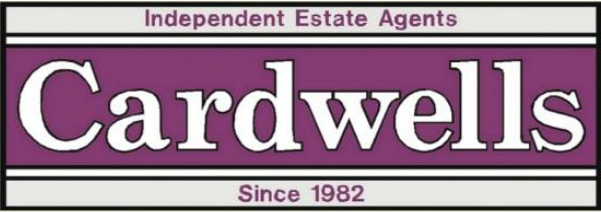


Rear Elevation



EPC

This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party.



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 Incorporating: Wright Dickson & Catlow, WDC Estates

SPRING GARDENS, HARWOOD, BOLTON, BL2 3LU



- Three bed semi detached
- Cul De Sac Location
- No upward chain
- Very well presented
- Detached garage & driveway
- UPVCDG, CCTV system
- 4pc Bathroom w/ roll top bath
- Excellent gardens to f & r



OFFERS OVER £160,000

BURY 14 Market Street, BL9 0AJ Tel: 0161 761 1215 Fax: 0161 764 0993 Email: bury@cardwells.co.uk	MANCHESTER 44 Bury Old Road, Whitefield, M45 6TL Tel: 0161 773 1011 Email: whitefield@cardwells.co.uk	BOLTON 11 Institute St, Bolton, BL1 1PZ Tel: 01204 381 281 Email: bolton@cardwells.co.uk	WORSLEY 2 Pennyblack Court, Barton Rd, M28 2PD Tel: 0161 794 3434 Email: worsley@cardwells.co.uk
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Available with no further upward chain is this three bedroom semi detached family home, which is positioned in a quiet cul-de-sac, in the heart of Harwood village. Locally the excellent amenities of the area are all within easy reach which include: popular schools, the local countryside, shops, transport links and excellent leisure and recreational facilities. The accommodation on offer briefly comprises: reception hallway, lounge with feature fireplace, fitted kitchen/diner, landing, three fitted bedrooms and a beautiful four piece bathroom suite complete with roll top bath. Externally there is a detached garage and driveway parking and pretty gardens to the front and the rear. The family home benefits from UPVC double glazing, a CCTV system, partial under floor heating and in our opinion all that is on offer can only be fully appreciated via a personal inspection. This can be arranged via advanced appointment with our Bolton office on 01204 381281 or bolton@cardwells.co.uk

Directions BL2 3LU

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall 13' 5" x 6' 0" (4.09m x 1.83m) UPVC double glazed entrance door, UPVC double glazed window, tiled flooring, spindle stairs off to the first floor, under stairs storage point.

Lounge 13' 1" x 11' 6" (3.98m x 3.50m) Large UPVC double glazed window to the front, feature fireplace with electric fire, wood laminate flooring, electric heater.

Kitchen/Diner 17' 1" x 7' 10" (5.20m x 2.39m) A professionally fitted kitchen with a good range of drawers, base and wall cabinets, inset stainless steel sink and drainer, four ring electric hob, oven/grill, the work surface extends into a breakfast bar and the kitchen area opens into the dining area. There are UPVC double glazed windows to the side and the rear, an electric heater, wood laminate flooring.

Landing 6' 9" x 8' 7" (2.06m x 2.61m) Tiled flooring with under floor heating, UPVC double glazed window, loft access point.

Master bedroom 11' 8" x 9' 2" (3.55m x 2.79m) Fitted with matching bedroom furniture, UPVC double glazed window, heated towel rail, and ceiling light with fan.

Bedroom Two 10' 5" x 9' 11" (3.17m x 3.02m) Fitted wardrobes to one wall, UPVC double glazed window enjoying the aspect over the rear garden.

Bedroom Three 8' 10" x 8' 6" (2.69m x 2.59m) Complete with fitted furniture giving wardrobes, drawers and bridging cabinets, UPVC double glazed window.

Bathroom 6' 1" x 7' 8" (1.85m x 2.34m) Beautiful four piece bathroom suite with roll top bath, walk-in shower enclosure, pedestal wash basin and WC, ceramic tiling to the walls and floor, UPVC double glazed window, heated towel rail.

Garage A detached garage with up and over door. The driveway provides an abundance of private off road car parking.

Outside The front garden has been landscaped with various patio areas, rockery, and water feature leading to an ornamental pond, all with easy maintenance in mind. The rear garden has been very well maintained with a central land area bordered by elevated flower beds which are particularly well stocked with plants and small shrubs, there is patio space and external lighting.

Price OFFERS OVER £160,000

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



Hall



Kitchen



Bedroom Three



Bathroom



Kitchen



Bedroom One



Bathroom



Rear Garden