



FRONT



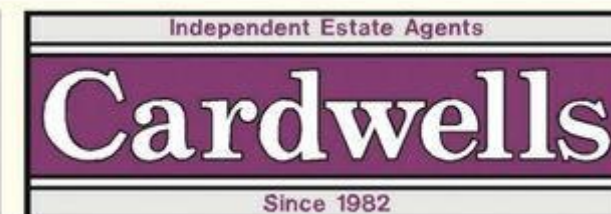
DRIVEWAY/GARAGE



SIDE GARDEN



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Incorporating: Wright Dickson & Catlow, WDC Estates

29 LINKS ROAD, HARWOOD, BL2 4EY



- Large corner plot
- Space for extension to side (STPP)
- Semi dormer bungalow
- Spacious Lounge
- Ground floor shower room
- Large open plan kitchen diner
- 2 beds to 1st floor, wash room WC
- Gas ch, uPVC DG, garage/driveway



£145,000

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An attractive semi-detached dormer bungalow.
Having an open plan kitchen diner offering modern spacious living accommodation this semi-detached home offers 2 bedrooms with the potential for extension space by either the dormer areas or, as it is in a large corner plot, there is ample room for a full height extension to the side (STPP).
Warmed by gas fired central heating and with uPVC double glazed windows and doors, the property briefly comprises: porch, small hallway, spacious lounge, full size bathroom adapted as a wet floor shower room with ample space for a bath if required, large kitchen through diner, two first floor bedrooms and a wash room and WC. Externally there is a garage and driveway.

Available with no upward chain, the property is located in a very much sought-after area with highly regarded local schools nearby. It is realistically priced and offers tremendous potential.

To view, call Cardwells on 01204 381 281, 7 days a week!

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

External Porch, sliding uPVC double glazed entrance door.

Hall: 3' 9" x 4' 11" (1.14m x 1.49m) Stairs off.

Lounge: 13' 6" x 14' 9" (4.12m x 4.49m) uPVC double glazed window, fitted gas coal flame fire with feature surround, 2 radiators, centre and wall lights.

Inner Hall: 6' 4" x 2' 8" (1.93m x 0.82m)

Ground Floor Shower Room: 6' 2" x 5' 5" (1.88m x 1.65m) Open wet floor shower room (easy to install bath if required), Mira shower, non slip vinyl flooring, white WC and wash basin, fully tiled walls, uPVC double glazed window, radiator.

Kitchen/Diner: 23' 7" x 14' 5" (7.2m x 4.4m) L-shaped measurements at longest points. Inset single drainer stainless steel sink with mixer tap, base cupboards, drawers and worktops with matching wall units, plumbing for washing machine, vented for dryer, uPVC double glazed window and external door, radiator. The dining area includes a uPVC double glazed window, radiator, built in storage cupboard.

1st Floor Landing

Bedroom 2: 11' 1" x 11' 6" (3.37m x 3.5m) uPVC double glazed window, door and cupboard to eaves storage areas, radiator.

Bedroom 3: 6' 7" x 13' 0" (2m x 3.97m) uPVC double glazed window, radiator, built in cupboard containing gas combination central heating boiler.

Wash Room WC: 3' 5" x 3' 8" (1.04m x 1.11m) Velux roof window, white WC and washbasin.

Garage: Concrete sectional garage with up/over door and personal door. Served by a concrete driveway.

Gardens: Property occupies a fine corner position with patio and garden areas to the front, side and rear. Note. there is ample space to the side garden to create an extension (STPP).

Notes: Leasehold with residue from 999 years. Built in 1960. Ground Rent £7 per annum. Gas combination central heating by radiators, uPVC double glazed windows, space to side for large extension (STPP), space to extend the 1st floor by adding dormer windows etc. Excellent residential area with well regarded local schools, outstanding potential, large corner plot, competitive price, excellent value.

Price: £145,000

Disclaimer: 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.



BEDROOM 2



BEDROOM 3



WASHROOM WC



OUTSIDE VIEW

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