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Incorporating: Wright Dickson & Catlow, WDC Estates

GREEN BANK, HARWOOD, BOLTON, BL2 3NG



- Detached house, great location
- Open contemporary living space
- Gas combi C/H, UPVC d/glazing
- Huge open lounge/diner
- Fitted kitchen, conservatory
- 3 large bedrooms, bathroom
- Steps to the loft room, garage
- Large level fenced private garden



£195,000

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Detached house, three large bedrooms, great location close to schools and shops in a very popular area. Generous contemporary styled living space, porch, huge open lounge/dining room with patio doors to the conservatory, fitted kitchen, landing, three large bedrooms, white bathroom, steps from landing to the loft which is floored and decorated, has windows and radiator but is only used as a store room. Driveway parking, attached brick garage. Large level/fenced and private rear garden. Priced to sell, no upward chain. Call Cardwells to view 7 days a week on 01204 381281.

Directions BL2 3NG

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Canopy Storm Porch

Lounge/Diner Incorporating Kitchen 31' 2" x 18' 9" (9.5m x 5.72m) Maximum overall. Spacious open plan & contemporary design with laminate flooring, wired for wall mounted TV, stairs off, wall mounted gas flame fire, feature spotlights to ceiling, stable style UPVC entrance door giving side access to driveway & garage, cloaks cupboard, walk through to kitchen & conservatory.

Kitchen Fitted with white glossy base cupboards with drawers and work tops, inset circular stainless steel sink & drainer, stainless steel fan oven & gas hob, integrated dishwasher, plumed for washing machine double glazed patio doors to garden.

Conservatory 9' 1" x 9' 10" (2.78m x 2.99m) UPVC double glazed conservatory, centre fan, fitted blinds, laminated flooring.

Landing Laminate flooring, steps up to loft storage room.

Bedroom One 12' 3" x 12' 10" (3.73m x 3.9m) Fitted wardrobes, top cupboards, dressing table & drawers, laminate flooring.

Bedroom Two 10' 2" x 9' 1" (3.11m x 2.78m) Fitted wardrobes, dressing table, built in cupboards with storage & Worcester central heating boiler.

Bedroom Three 9' 2" x 8' 2" (2.8m x 2.48m)

Bathroom 5' 2" x 8' 2" (1.58m x 2.5m) White suite, bath, w/c and wash basin, tiled walls.

Garage Brick attached served by block paved driveway and double wooden gate, electric up/over door, power supplied.

Gardens Front garden, graveled for ease and extra parking. Very large and lawned rear garden with paved patio, and two timber decked areas. Private and not over looked to the rear.

Notes Gas combi boiler & UPVC double glazing. Leasehold 999 years, £15 per annum. Owners lived here since 1990. Boiler installed December 16 with 5 year warranty

Price £195,000 Including Kitchen fittings, oven/hob, dishwasher, lights, fitted wardrobes, blinds, gas fire.

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

