

HARWOOD DRIVE, BURY, BL8 2ED



- Semi detached dormer bungalow
- No onward chain
- Two double bedrooms
- Bathroom & shower room
- Two reception rooms
- Gardens to front & rear
- Driveway & garage parking
- Sought after location



£270,000

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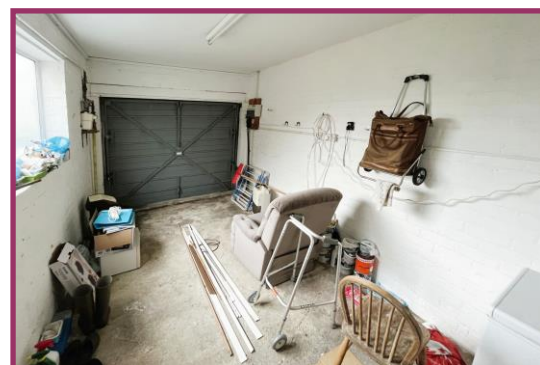
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN and located within the always popular area of Seddon's Farm is this well presented semi detached dormer bungalow. You enter the property to a good sized hallway which has stairs leading to first floor and access to the ground floor accommodation. The dining room is at the front of the property and is a good sized with a bay window to the front. There are also double doors which lead from the dining room to the lounge which therefore means you can have one big space, ideal for entertaining, or two separate reception rooms. The lounge has its own door which leads back to the hallway, take a quick left and you're in the kitchen, which is a good size and has a range of wall and base units with a view over the garden to the rear. From the kitchen there is also access to the integral garage and the downstairs bathroom which has a three piece suite. To the first floor there are two double bedrooms, both with fitted wardrobes and a three piece shower room. Externally there is a lawned garden with flower beds to the front with a block paved driveway for a couple of cars leading to the garage. At the rear of the property there is well manicured lawn with mature borders, flagged patio area and a decking area to catch the sun. For further information and to arrange a viewing please contact Cardwells Estate Agents Bury 01617611215, email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, radiator, understairs storage.

Dining Room 11' 10" x 11' 3" (3.61m x 3.44m) Ceiling light point, double glazed bay window, radiator.

Lounge 15' 8" x 11' 4" (4.78m x 3.45m) Ceiling light point, double glazed window, radiator, fire

Kitchen 12' 7" x 8' 6" (3.83m x 2.60m) Ceiling light point, double glazed window, fitted wall and base units with extractor fan, space for an electric cooker, fridge/freezer, washing machine, integrated slimline dishwasher, breakfast bar, radiator, tiled splashback to the walls.

Inner Hallway Ceiling light point, radiator, door to the side.

Bathroom 8' 2" x 5' 6" (2.50m x 1.68m) Downlights, double glazed windows, vanity unit with built in wc and sink, panelled bath with electric shower over, radiator, tiled walls.

Garage 14' 6" x 8' 2" (4.43m x 2.48m) Ceiling light point, double glazed window to the side, gas and electric meters, up and over garage door.

First Floor Landing Ceiling light point

Bedroom 1 12' 6" x 8' 1" (3.81m x 2.47m) Ceiling light point, double glazed window, radiator, storage cupboard, fitted wardrobes with access to the eaves.

Bedroom 2 12' 4" x 11' 3" (3.75m x 3.43m) Ceiling light point, double glazed window, radiator, storage cupboard, fitted wardrobes with access to the eaves.

Shower Room 8' 11" x 6' 7" (2.72m x 2.0m) Downlights, wc, vanity unit with built in sink, ladder radiator, shower cubicle, tiled walls, double glazed window.

Externally To the front of the property there is a lawned garden with flower beds and a block paved driveway for a couple of cars leading to the garage. At the rear of the property there is well manicured lawn with nature borders, flagged patio area and a decking area to catch the sun.

Price £270,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £1,842 (at the time of writing).

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, 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. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

