



FAIRWAY AVENUE, HARWOOD, BL2 4ER



- Semi detached family home
- No upward chain involved
- Some updating required
- Ideal 1st time home
- Cul- de-sac position
- Good local amenities
- Offers great potential
- Viewing recommended



£165,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with 'no upward chain' involved, this two/three bedroom semi-detached house is situated in a cul-de-sac, close to the centre of Harwood village. The property needs some updating offering excellent potential and would make an ideal first time purchase or a family home. Harwood Village has superb local amenities, including Morrisons supermarket, medical centre, park, pubs and good schools. The accommodation briefly comprises entrance porch, hallway, lounge, dining room, games/bedroom, kitchen and a rear porch. Upstairs, there are two good sized bedrooms and a family bathroom. Outside there are gardens to the front and rear, along with a driveway which leads along the side elevation. The property also benefits from double glazing to the majority and gas central heating. Viewing is highly recommended through Cardwells estate agents, Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC front door leading to:

Entrance Porch: Quarry tiled floor, radiator, 2 UPVC double glazed windows to the front aspect, open through to:

Hallway: Enclosed staircase, leading to landing, door leading to:

Lounge: UPVC double glazed window to the front aspect, radiator below, fireplace incorporating an electric fire mounted on a quarry tiled hearth, twin opening doors lead to:

Dining Room: UPVC double glazed sliding patio door to the garden aspect, radiator.

Office Playroom: UPVC double glazed window to the side aspect, radiator, built-in storage cupboard.

Kitchen: UPVC double glazed window to the side aspect, timber framed glazed door rear porch aspect. Fitted wall and base units with worktop surfaces, inset stainless steel sink unit with mixer tap, built in oven and grill, inset four ring gas burner hob, stainless steel extractor hood above, space for a washing machine space for a fridge.

Landing: UPVC double glazed window to the side aspect, access to the loft, radiator, inset spotlights to ceiling, doors lead to:

Bedroom One: UPVC double glazed window to the front aspect, radiator, built in wardrobe/storage room.

Bedroom Two: UPVC double glazed window to rear aspect, radiator below, built in storage cupboard.

Bathroom: UPVC frosted double glazed window to the rear aspect, white suite comprising, enclosed corner bath, shower cubicle, close coupled WC, wash hand basin, part tiling to the walls, radiator.

Outside: There is a garden to the front with mature plants. Along the side elevation there is a driveway. The rear garden has a laid to lawn area and paved areas.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 1000 years from 5 July 1960.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band C with Bolton Council at an approximate cost of around £1742 per annum.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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