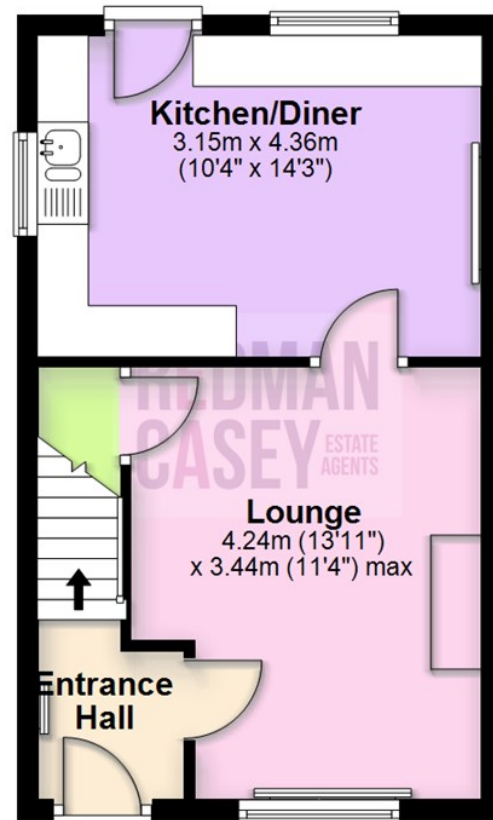


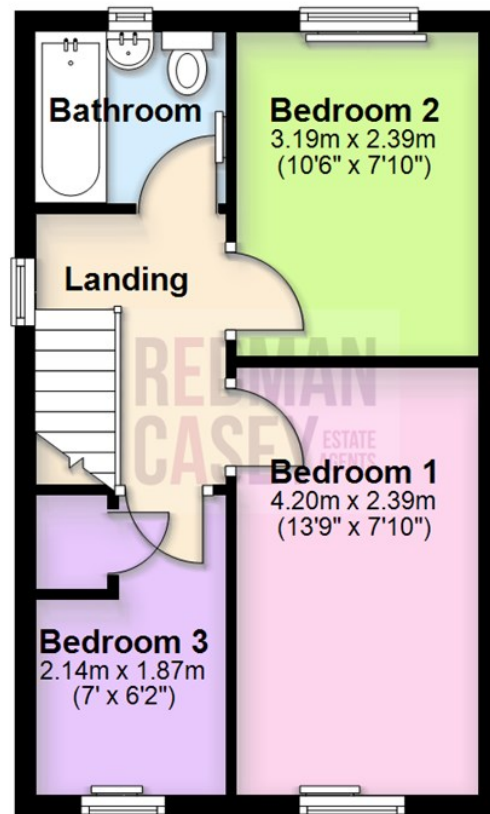
### Ground Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



### First Floor

Approx. 32.6 sq. metres (351.0 sq. feet)




Total area: approx. 65.2 sq. metres (702.0 sq. feet)


The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



### 21 Scarthwood Close, Harwood, BL2 4DU

Three bedroom semi detached set in a quiet cul de sac location just off Tottington Road. Ideally located for access to Harwood village centre along with Morrisons, a superb range of bars and cafes Harwood library and medical centre as well as sought after local schools. The property offers excellent accommodation with three bedrooms, spacious lounge and generous fitted kitchen diner. The property also offers potential for expansion to side or rear should the need arise (subject to planning consent). Sold with no chain and vacant possession viewing is highly recommended.

**Offers In The Region Of £240,000**







Situated in the head of a small cul de sac just off Tottington Road this modern three bedroom semi detached property offers excellent accommodation for a growing family with the potential of expansion to the rear or side should the need arise (subject to planning). The property comprises: Hallway, lounge, spacious dining kitchen, to the first floor there are three bedroom the master having fitted wardrobes and a family bathroom fitted with a three piece suite. Outside there are open plan gardens to the front along with a driveway offering off road parking for 2/3 cars to the rear is a enclosed garden with timber decking and artificial grass. Sold with no chain and vacant possession viewing is highly recommended.

#### Entrance Hall

Double radiator, carpeted stairs to

first floor landing, double glazed entrance door with matching side panel, door to:

#### Lounge

13'11" x 11'3" (4.24m x 3.44m) UPVC double glazed window to front, wall mounted electric fire, double radiator, door to built-in under-stairs storage cupboard.

#### Kitchen/Diner

10'4" x 14'4" (3.15m x 4.36m) Fitted with a range of modern base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, gas point for cooker, uPVC double glazed window to rear, uPVC double glazed window to side, radiator, vinyl flooring, uPVC double glazed door to garden.

#### Landing

UPVC frosted double glazed window to side, door to:

#### Bedroom 1

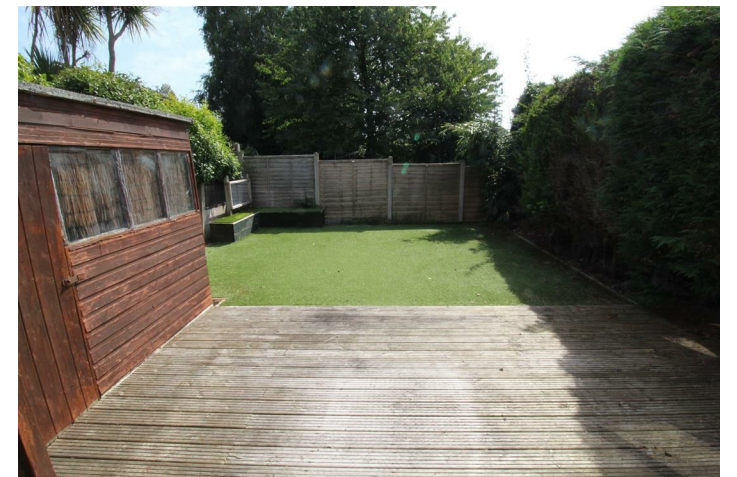
13'9" x 7'10" (4.20m x 2.39m) UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching bedside cabinets, radiator.

#### Bedroom 2

10'6" x 7'10" (3.19m x 2.39m) UPVC double glazed window to rear, radiator.

#### Bedroom 3

7'0" x 6'2" (2.14m x 1.87m) UPVC double glazed window to front, built-in over-stairs boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, door to:



#### Bathroom

Fitted with three piece white suite comprising deep panelled bath with electric shower over and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

#### Outside

Open plan front garden with lawned area and flower and shrub borders, tarmac driveway to the front and side with car parking space for two / three cars.

Private rear garden, enclosed by timber fencing and mature conifer hedge to rear and sides, timber, decking and area with lawned area, timber garden shed, side gated access, security lighting.