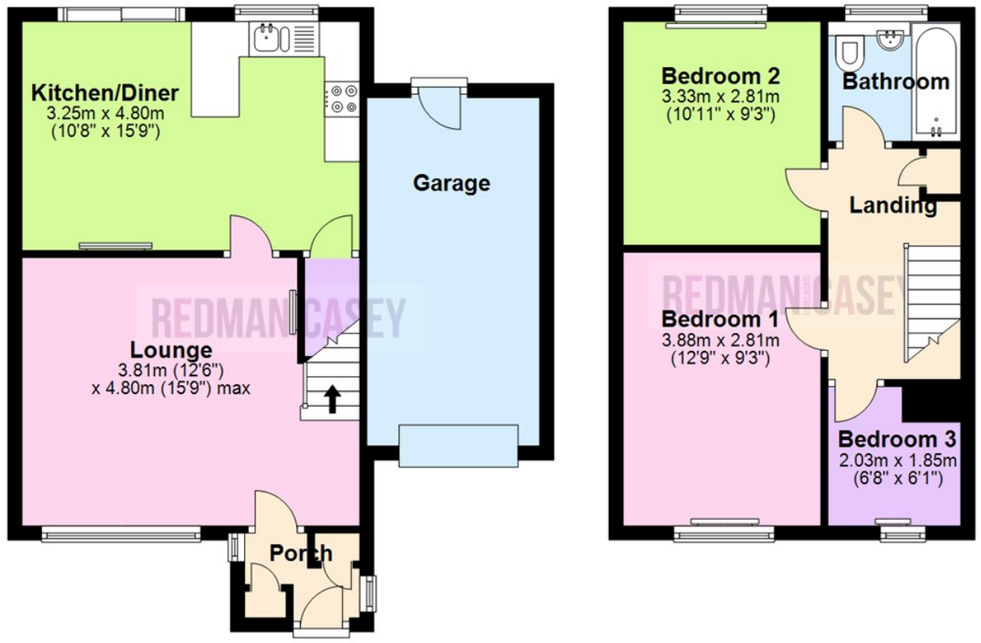
REDMAN CASEY ESTATE AGENTS

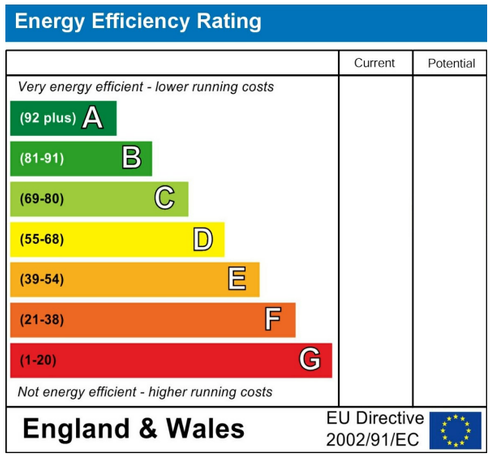
## Ground Floor
Approx. 36.1 sq. metres (388.9 sq. feet)

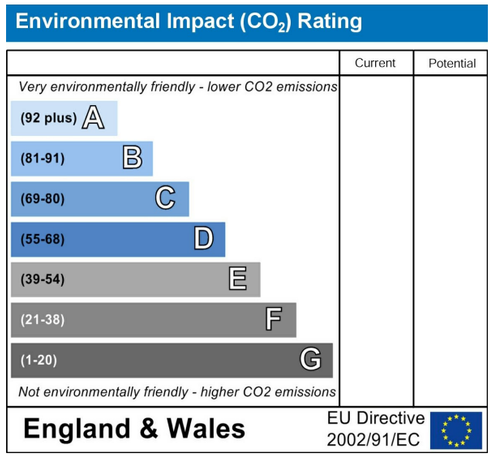
## First Floor
Approx. 34.8 sq. metres (374.8 sq. feet)




Total area: approx. 70.9 sq. metres (763.7 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.




69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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## 49 Harwood Vale, Harwood, Bolton, BL2 3QX

Well presented three bedroom semi detached property located on this highly sought after estate in Harwood. The property offers excellent accommodation throughout with spacious lounge , fitted dining kitchen three bedrooms and bathroom. Outside there are gardens to front and rear along with driveway parking for 2 cars and single garage. Ideally located for local schools shops and other amenities this would make a great first purchase or downsize. Viewing is essential to appreciate the size, location and condition on offer.

## Offers In The Region Of £230,000

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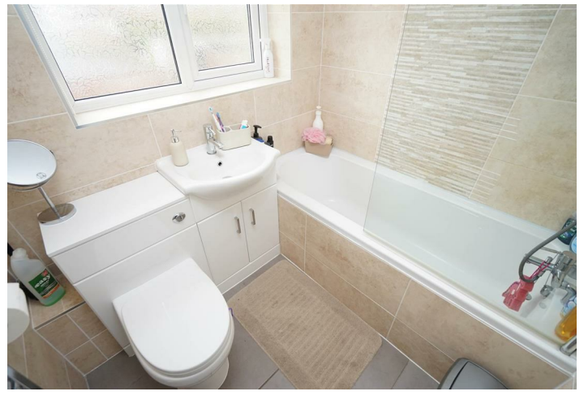
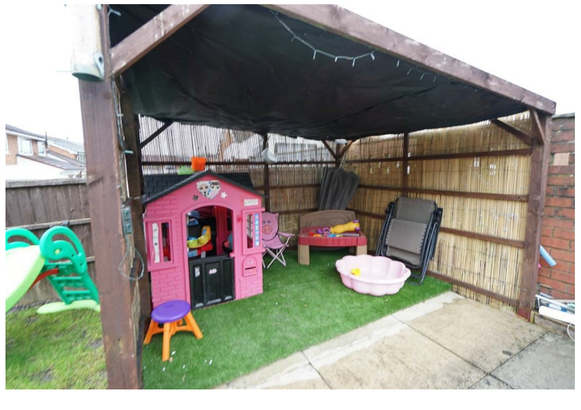

Situated with the heart of Harwood this three bedroom semi detached has been modernised to provide a great family home. ideally located for access to sought after local schools, shops and other local amenities the property comprises : Porch, spacious lounge, fitted dining kitchen. To the first floor there are three bedrooms two with fitted wardrobes and bathroom fitted with a three piece suite. Outside there is a garden to the front with lawn and driveway parking for 2 cars leading to a single garage with power and light connected. To the rear is a lawned area with two paved patios. The property offers the space to extend either to the side or rear should the need arise ( subject to planning) Viewing is essential to appreciate all that is on offer.

**Porch**
Two uPVC double glazed windows to side, built-in storage cupboard, built-in cupboard, laminate flooring, uPVC double glazed entrance door, door to:

**Lounge**
12'6" x 15'9" (3.81m x 4.80m)
UPVC double glazed window to front, double radiator, stairs to first floor landing, door to:

**Kitchen/Diner**
10'8" x 15'9" (3.25m x 4.80m)
Fitted with a matching range of cream base and eye level units with drawers and complementary round edged worktops, wine rack, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring ceramic hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, uPVC double patio door to garden, door to built-in under-stairs storage cupboard.

**Landing**
Built-in storage cupboard, access to part boarded loft with pull down metal ladder, door to:

**Bedroom 1**
12'9" x 9'3" (3.88m x 2.81m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table and drawers, radiator.

**Bedroom 2**
10'11" x 9'3" (3.33m x 2.81m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving and drawers, radiator.

**Bedroom 3**
6'8" x 6'1" (2.03m x 1.85m)
UPVC double glazed window to front, radiator.

**Bathroom**
Fitted with three piece white suite comprising panelled bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, Upvc panelled ceiling with recessed spotlights.

**Outside**
ure flower and shrub borders, enclosed by dwarf, timber panelled fencing and mature hedge to front and sides. Private rear garden, timber fencing to rear and sides, paved sun patio with lawned area, paved pathway.

**Garage**
Attached brick built single garage with power and light connected, Up and over door, door.