



Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



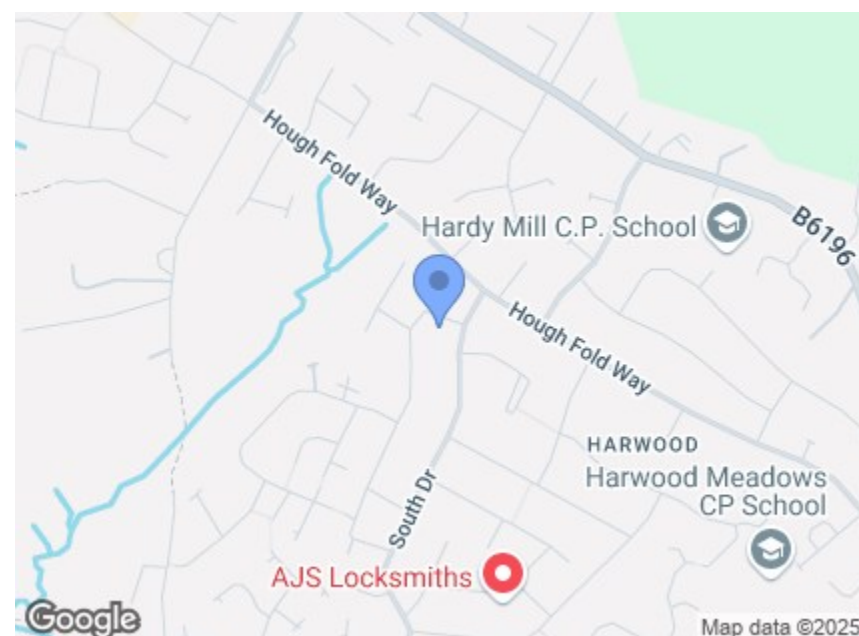
GROSS INTERNAL AREA
TOTAL: 77 m²/830 sq ft
GROUND FLOOR: 77 m²/830 sq ft
EXCLUDED AREAS: GARAGE: 15 m²/159 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



3 Dewhurst Road
Harwood, Bolton, BL2 3NF
Offers over £300,000

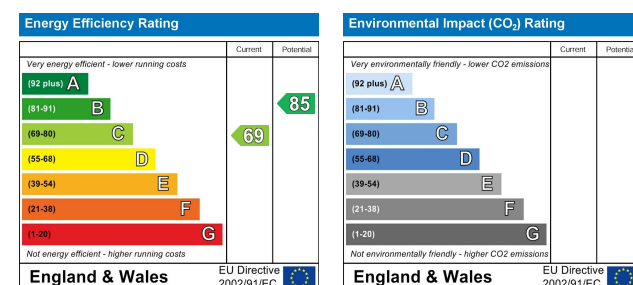


- Sold with no chain.
- Well-presented accessible bathroom designed for ease of movement.
- Beautifully maintained south facing rear garden with a spacious patio area.
- Excellent public transport links and proximity to Bolton town centre
- Delightful & well presented two-bedroom detached bungalow.
- Comprises two bedrooms, a living room, dining area, conservatory and kitchen.
- Garden, garage & driveway parking for two vehicles
- A Must See!! To appreciate size, location & charm of property.



Directions

Postcode for this property is BL2 3NF. What three words -
///herds.order.member



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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****SOLD WITH NO CHAIN**WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW**GARAGE, DRIVEWAY PARKING & GARDENS TO FRONT & REAR**Charles Louis Homes are pleased to bring to the market this two bedroom detached bungalow, situated in a quiet and sought-after area. This delightful two-bedroom bungalow provides comfortable, single-level living with no onward chain.**

The property in brief comprises of hallway, leading off to open plan living room and dining area, kitchen, bathroom, two double bedrooms and conservatory overlooking south facing garden.

At the rear, you'll find a beautiful low maintenance garden featuring a spacious patio area. The home also benefits from a private driveway and garage.

Harwood is a popular suburban area known for its friendly, community-focused atmosphere and convenient lifestyle amenities. It offers a blend of well-maintained residential streets, local shops, and eateries, all within a short distance. Excellent public transport links and proximity to Bolton town centre ensure that residents have easy access to a wider range of shopping, dining, and leisure facilities.

With its inviting layout, tranquil outdoor setting, and chain-free status, this bungalow is an excellent opportunity for those seeking a stress-free, accessible home environment. Call now to arrange a viewing.

Entrance Hallway

A glazed UPVC door with a sidelight leads into the property's carpeted hallway. Within the hall is a radiator, as well as doors opening into the lounge, both bedrooms, the shower room, and two storage cupboards. The loft access hatch is also situated here, and the loft itself is fitted with a light.

Living Room

The lounge features carpeted flooring and a front-facing window with a radiator beneath. There is an electric fire set within a surround, an additional side-facing window, and open access leading into the dining area.



Alternative View



Dining Room

The dining area is carpeted and includes a front-facing window with a radiator positioned below it. There is ample space for a dining table, chairs, and additional furnishings. A door leads directly into the kitchen.



Kitchen

The kitchen is partially tiled and fitted with Shaker-style wall and base units, complemented by laminate worktops. A Neff single electric oven is integrated into a housing unit, along with a built-in fridge and freezer. There is a Neff gas hob with a stainless steel extractor hood above, plus an integrated slimline dishwasher and a space, already plumbed, for a washing machine. The single-bowl white composite sink, complete with a lever-operated mixer tap, is positioned beneath a side-facing window. A glazed UPVC external door on the side elevation provides outdoor access, and the floor is tiled throughout.



Bedroom One

Bedroom one is carpeted and features a rear-facing window with a radiator beneath. There is ample storage provided by wall-to-wall fitted wardrobes, as well as matching chest of drawers and bedside tables.



Bathroom

The room is fully tiled and fitted with a three-piece suite: a WC, a pedestal washbasin, and a corner shower cubicle featuring a thermostatic shower. There is a side-facing window with obscure glazing, a radiator, and vinyl flooring.



Bedroom Two

The second bedroom is carpeted, includes a radiator, and features a sliding patio door leading into the conservatory.



Conservatory

The conservatory is a valuable addition to the property and is accessed from the second bedroom. It is carpeted, features a solid tiled roof, includes an electric wall heater, and provides direct access to the patio.



Rear Garden

South facing and securely enclosed by a timber fence, a patio area and a large gravelled area.



Alternative View



Front Driveway and Garage

The driveway leads to the front door and the attached single garage. The garage has an electric up and over door, power, and light..

Tenure - Leasehold
Council Tax - Bolton band C