



Bathroom



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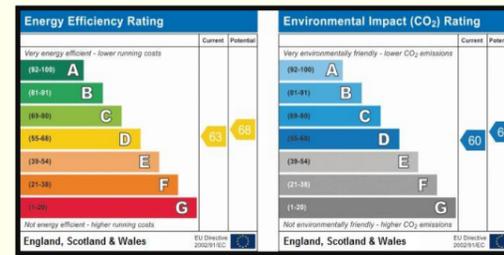
Garage



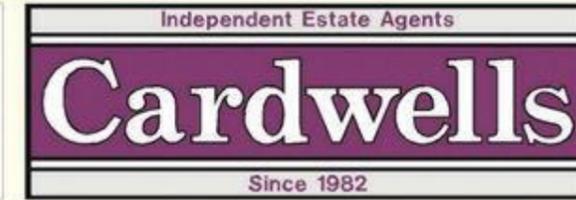
Garden



Garden



EPC



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Incorporating: Wright Dickson & Catlow, WDC Estates

HARDY MILL ROAD, HARWOOD, BOLTON, BL2 3PL



- Mature semi-detached
- Sizeable rear extension
- Three bedrooms
- 2 lounges
- Kitchen-diner
- Contemporary bathroom
- 120ft rear garden
- Detached garage/driveway



£230,000

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VIEWING IS MOST EARNESTLY RECOMMENDED for this impressive period semi- detached house which benefits from a large single storey extension to the rear, superb gardens, ample parking and a detached garage. Standing in a large mature plot the house is setback with a larger style front garden and located only a short distance from local shops and amenities in Harwood, well placed for access to all the schools in the area and within easy commuting distance to both Bolton and Bury. Sold with NO VENDOR CHAIN the property is fully double glazed and gas centrally heated and provides accommodation comprising in summary; PORCH, ENTRANCE HALL, SITTING ROOM, EXTENDED KITCHEN WITH DINING AREA, FIRST FLOOR LANDING, THREE BEDROOMS AND A FAMILY BATHROOM.

Directions BL2 3PL

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch Archway over double glazed doors and custom top window, tiled floor.

Entrance Hall 12' 0" x 6' 7" (3.65m x 2.01m) Entrance door and window retaining original leaded glass windows, central heating radiator, stairs with spindled balustrade and integrated storage cupboard.

Lounge 11' 8" x 10' 7" (3.55m x 3.22m) Plus bay window to the front elevation, impressive stone fireplace housing log burner, central heating radiator, ceiling cornice.

Sitting Room 13' 10" x 11' 7" (4.21m x 3.53m) Beautiful period style marble fireplace with inset and hearth housing a living flame gas fire, central heating radiator, laminate flooring, pass-through opening to the kitchen-diner (previously a window).

Original Kitchen Area 10' 7" x 6' 9" (3.22m x 2.06m) Full height side elevation window, central heating radiator, cupboard housing combination gas central heating boiler. Entry to new kitchen.

New Kitchen Area 17' 7" x 8' 7" (5.36m x 2.61m) Modern range of fitted units with granite worktops over, under hung sink/rinser, integrated split level gas hob and electric oven, pull out cooker hood, tiled floor, velux ceiling windows, french doors, central heating radiator. **FIRST FLOOR LANDING:** Side elevation window.

Master Bedroom 12' 7" x 12' 3" (3.83m x 3.73m) L-shape floor to ceiling fitted wardrobes with drawer sets and hanging rails, front elevation window, central heating radiator.

Bedroom Two Rear elevation window, central heating radiator.

Bedroom Three 7' 2" x 6' 3" (2.18m x 1.90m) Plus doorway area, front elevation window, central heating radiator.

Bathroom 8' 1" x 6' 9" (2.46m x 2.06m) Contemporary family bathroom with high end suite and fittings comprising; counter top style oval sink with integrated tap unit over, bath with tiled side panel, shower screen, wall inset tap unit and rain head shower , wc, complementary wall tiling, inset ceiling down lighters, rear elevation window, towel radiator.

Outside The property is setback having a large well established front garden, front to rear driveway serving a Detached garage measuring internally 19'5 x 10'1 with up and over door, additional personal side door, power and water supply, plumbed for washing machine and sink. Split level rear garden measuring around 120ft with top patio area, fencing and walling, walled separation with steps and gates to larger lower garden being predominantly lawned with fenced surround.

Price £230,000

Please note: all viewings are by appointment only through our BOLTON Office



Lounge



Kitchen



Kitchen



Kitchen



Landing



Master Bedroom



Master Bedroom



Bedroom Two