



SPINNEY NOOK



Spinney Nook

Harwood

Miller Metcalfe
Every step of the way

Spinney Nook

Harwood

Semi Detached



3



1

EPC Rating - To be confirmed

Occupying a commanding and enviable corner plot, with extensive gardens and a detached garage sits this hugely impressive three bedroom semi-detached!

Located on a quiet cul-de-sac on the fringes of Harwood, the property is positioned close to a host of amenities such as shops, supermarkets, schools, bars and restaurants. The property is nicely presented throughout and is ready to move in and enjoy from day one. Take advantage of a bright and airy lounge, modern kitchen/diner, three bedrooms and a three-piece bathroom suite.

The accommodation comprises; entrance door leading to a welcoming lounge. Adjacent is a well presented kitchen/dining area with a combination of base and eye level fitted units. Take the stairs to the first floor and you'll find two double bedrooms, a single bedroom and a family bathroom suite. Externally there's gardens to the front, rear and side plus a single detached garage to the rear.



TENURE

Freehold

SATELLITE / FIBRE TV AVAILABILITY

BT

Sky

LOCAL AUTHORITY & COUNCIL TAX

Bolton Council

Band C

Annual Price: £1,742

MOBILE COVERAGE

EE

Vodafone

Three

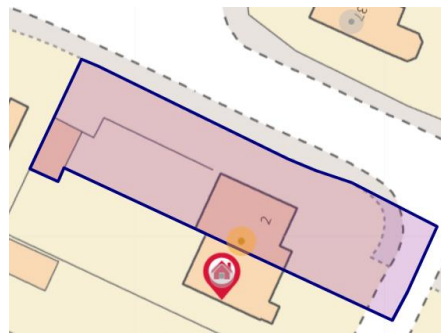
O2

BROADBAND

Basic 6 Mbps

Superfast 80 Mbps

Ultrafast 1000 Mbps





Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.