



*Hardy Mill Road*  
Harwood Bolton

**Miller Metcalfe**  
*Every step of the way*

# Hardy Mill Road

Harwood Bolton

Semi Detached



3



1

EPC Rating - To be confirmed

Nestled in a peaceful residential area, this charming pre war semi-detached house boasts three bedrooms, ideal for a growing family or those seeking extra space. The property features a good sized well-maintained garden, perfect for relaxing or entertaining guests.

With off-street parking available, convenience is key for busy homeowners.

The interior showcases a fitted dining kitchen and a spacious lounge and dining room, downstairs w.c providing a comfortable and inviting atmosphere.

Located within close proximity to local amenities and transport links, this property offers both convenience and tranquillity.

Don't miss the opportunity to make this house your home – schedule a viewing today and experience the delightful lifestyle this property has to offer.

## LOCAL AUTHORITY/COUNCIL TAX

Bolton

Band D Annual Cost £1,960

## TENURE

Leasehold

Lease term 999 years from 15/11/1931

Lease term remaining 907 years

Lease end date 29/09/2930

## SATELLITE/FIBRE TV AVAILABILITY

BT

Sky

Virgin

## BROADBAND

Basic: 3 MBPS

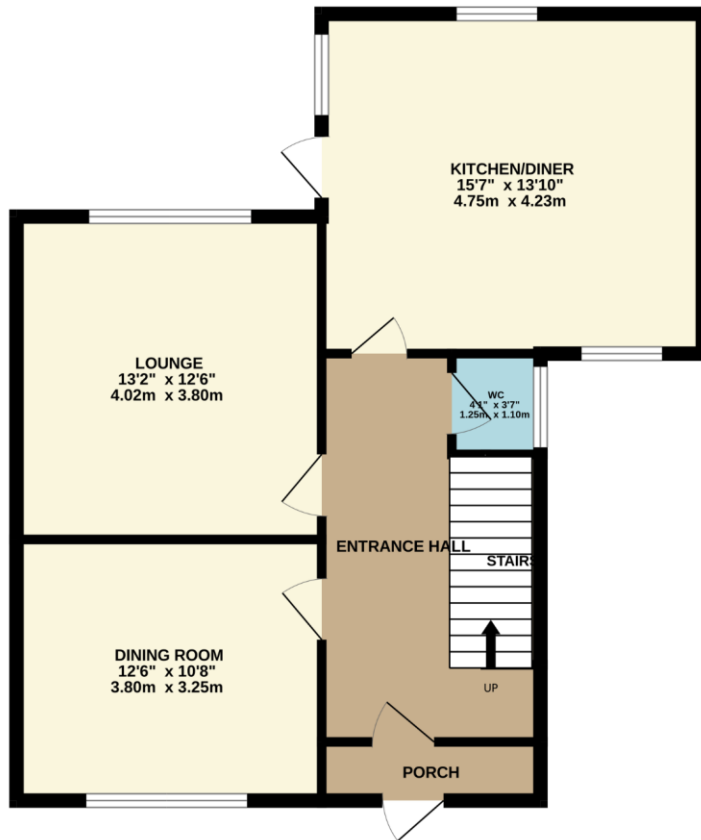
Superfast: 80 MBPS

Ultrafast: 1000 MBPS

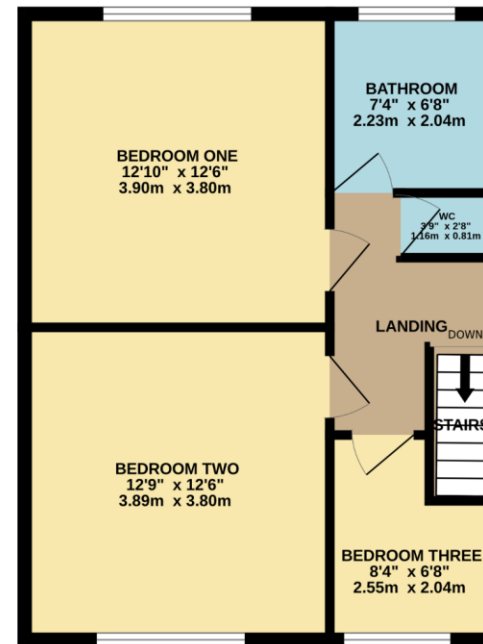




GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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