



*Longsight*  
Harwood

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

# Longsight

Harwood

Terraced



2



1

EPC Rating - D

Introducing this charming 2-bedroom mid terraced house, a perfect haven for those seeking a comfortable and convenient living experience. With its tasteful design and thoughtfully curated features, this property offers an inviting atmosphere that will make you feel right at home.

Upon entering, you will be greeted by an entrance hallway, spacious lounge and living area, ideal for relaxation and entertaining guests. The kitchen is well-equipped with modern appliances and ample storage space, making meal preparation a breeze. Upstairs, you will find two well-proportioned bedrooms and a bathroom with a fitted suite, providing a peaceful sanctuary for restful nights.

Outside there is a garden to the front and an enclosed rear yard.

Additionally, the property benefits from its convenient location, with amenities, schools, and transport links within easy reach.

Overall, this terraced house offers a comfortable and stylish living space, perfect for first-time buyers or those looking to downsize. Don't miss the opportunity to make this wonderful property your own. Contact our agents today to arrange a viewing.

## LOCAL AUTHORITY/COUNCIL TAX

Bolton  
Band A

## TENURE

Freehold

## SATELLITE/FIBRE TV AVAILABILITY

BT  
Sky  
Virgin

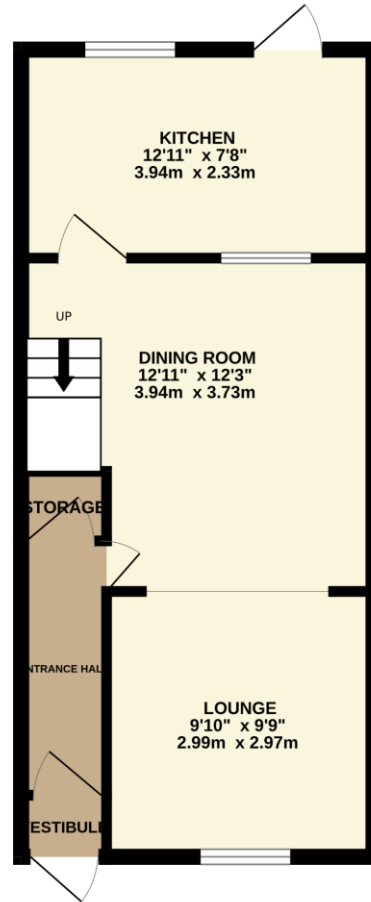
## BROADBAND

Basic: 4 MBPS  
Superfast: 78 MBPS  
Ultrafast: 1000 MBPS

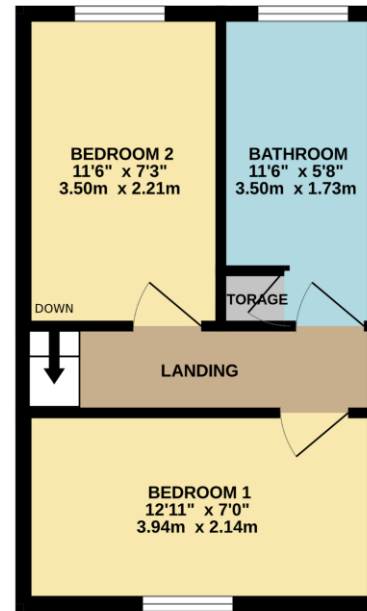




GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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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.