



Hardy Mill Road
Harwood

Miller Metcalfe
Every step of the way

Hardy Mill Road

Harwood

Semi Detached



4



2

EPC Rating - To be confirmed

Beautifully presented extended four-bedroomed pre-war semi-detached house located in a sought-after residential area.

This property boasts a spacious garden to the front and rear, perfect for outdoor entertaining. The house also benefits from off-street parking and a garage, providing ample space for vehicles and storage.

The interior of the property is tastefully decorated throughout, with a modern kitchen, bright and airy living spaces, and well-proportioned bedrooms.

Situated in a peaceful neighbourhood, this property offers easy access to local amenities, schools, and transport links, making it an ideal family home.

Don't miss the opportunity to make this property your own - book a viewing today!

LOCAL AUTHORITY/COUNCIL TAX

Bolton
Band C Annual Cost £1,742

TENURE

Leasehold
Lease term 999 years from 29/10/1931
Lease term remaining 907 years
Lease end date 29/10/2930

SATELLITE/FIBRE TV AVAILABILITY

BT
Sky
Virgin

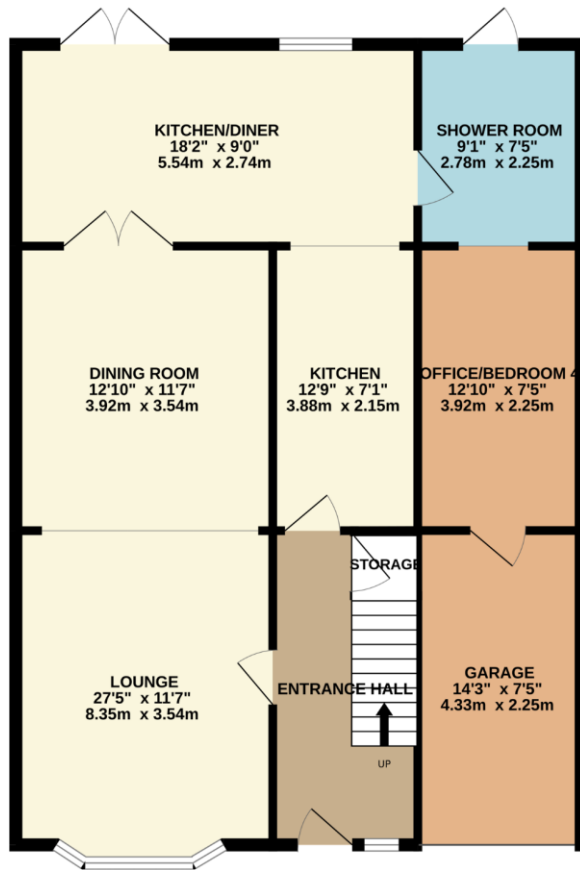
BROADBAND

Basic: 4 MBPS
Superfast: 267 MBPS
Ultrafast: 1000 MBPS

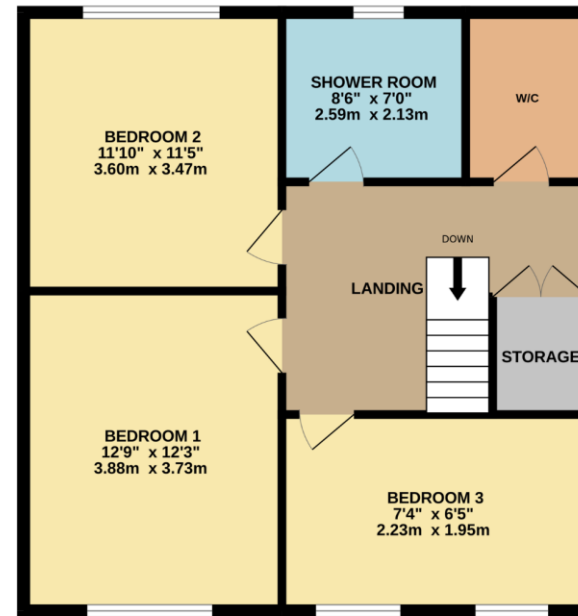




GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1622 sq.ft. (150.7 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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