



New Lane
Harwood

Miller Metcalfe
Every step of the way

New Lane

Harwood

Semi Detached



3



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EPC Rating - E

****THREE BEDROOM SEMI DETACHED DORMER BUNGALOW OFFERED WITH NO ONWARD CHAIN!****

New Lane is close by to local amenities, transport networks, bus routes, lovely walks and the ever popular Harwood village.

In brief, accommodation comprises of an entrance porch with double glazed windows, a spacious hallway with storage cupboard with composite door to the front. Stairs leading to the first floor landing. There is a good sized lounge to the front with a bay window offering lots of natural light, a fitted kitchen with a range of wall and base units and complimentary worksurfaces, cooker point, space for a washing machine, a single sink unit and drainer & a double glazed window. There is also a conservatory with double glazed windows and a composite door to the rear garden. Additionally to the ground floor is one of the bedrooms, which is a good-sized double room with a window to the conservatory, and also a fitted three-piece suite; comprising of a wash hand basin, low level w.c, walk in shower cubicle. To the first floor are a further two bedrooms both with fitted storage.

Externally are gardens to the front and rear. There is a driveway to the side, providing off road parking and access to a single garage with an up and over door power and lighting. The property benefits from gas central heating & double glazed windows.

BROADBAND
Basis: 6 MBPS
Superfast: 223 MBPS
Ultrafast: 1000 MBPS

Early internal viewing is recommended!

LOCAL AUTHORITY/COUNCIL TAX

Bolton
Band C Annual Cost £1,742.00

TENURE

Leasehold
Lease Term 999 years from 30/05/1965
Lease Term remaining 940 years
Lease End Date 25/03/2964

SATELLITE/FIBRE TV AVAILABILITY

BT
Sky
Virgin





GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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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