

New Lane

Miller Metcalfe Every step of the way

Harwood

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Semi Detached

, 1 EPC Rating - E

BROADBAND Basis: 6 MBPS

Superfast: 223 MBPS

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.

gas central Ultrafast: 1000 MBPS ws.

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

















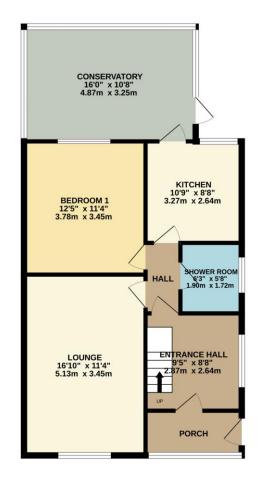








GROUND FLOOR 763 sq.ft. (70.9 sq.m.) approx. 1ST FLOOR 296 sq.ft. (27.5 sq.m.) approx.





TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any nother temss are approximate and no responsibility is taken for any error, omission or mis-tatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicationes shown have not been tested and no guarantee as to their opticity 2000 con be given. Made with Netropix 2020

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.