



Harvey Street

Bolton

Miller Metcalfe
Every step of the way

Harvey Street

Bolton

Semi Detached



3



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EPC Rating - To be confirmed



This captivating SEMI-DETACHED Freehold cottage is a hidden gem, situated in Hilltop conservation area occupying a delightful location few even know exists.

As you approach, the sense of being away from it all suddenly becomes apparent and you catch sight of Toot Hill Park, perfect for child's play. The abode sits in an elevated position taking full advantage of its beautiful surroundings. From the lane, a stone path guides you through the delightful garden and up to the cottage. The setting is simply exquisite and the perfect choice for those seeking somewhere special where charm and character are in abundance.

Situated just off Halliwell Road, which offers excellent amenities including schooling. The property is easily accessible to a bus route for Bolton Town centre with access to other Towns and is a stone's throw away from the main arteries of road links to the M61. There is some stunning countryside and plenty of great walks literally on the doorstep, with Toot Hill Park across from the property.

In brief the property comprises, open plan lounge/diner with stairs leading to the first leading. From the dining area access into the kitchen with door leading out to the garden, a well-established paved area, with steps up to an additional raised area, perfect for relaxing in the summer sun.

Rising to the first floor there are three good sized bedrooms, two of which are double and the third, single. The spacious bathroom completes the accommodation on offer.

The detached garage offers, secure off-road parking, which is rare in this area.

Vodafone - High
Three - High
O2 - High

BROADBAND
Basic - 7 Mbps
Superfast - 80 Mbps
Ultrafast - 1000 Mbps

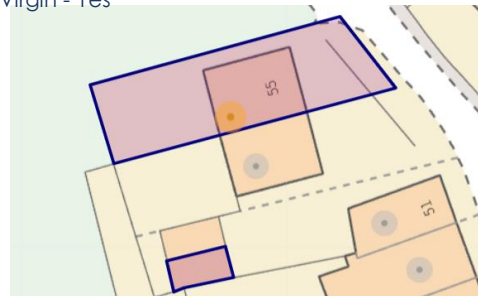
SATELLITE / FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes



TENURE
Freehold

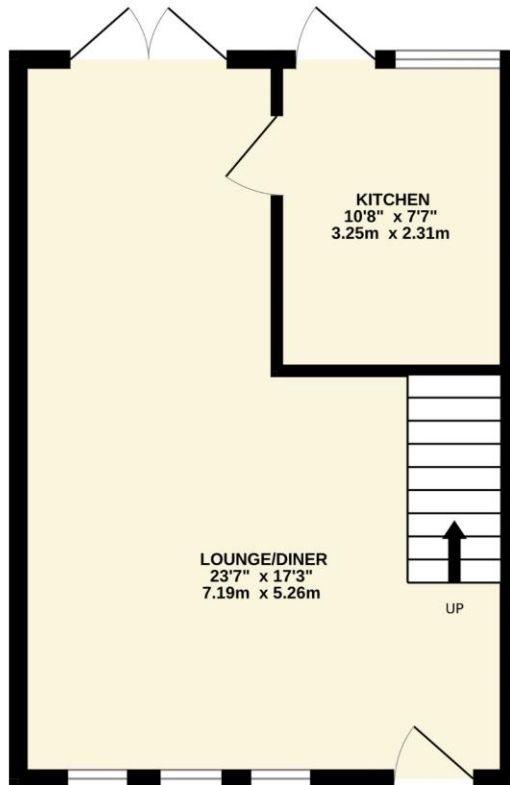
COUNCIL TAX
Band: C
Annual Price: £1,909

MOBILE COVERAGE
EE - High

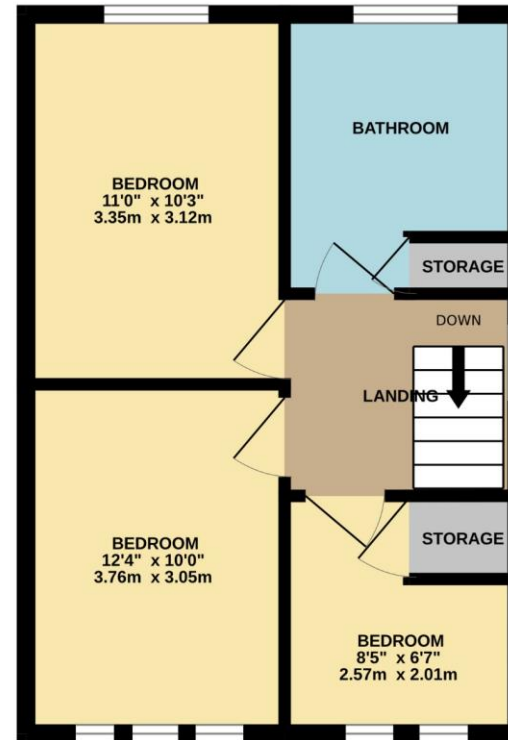




GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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