



Bramhall Avenue

Harwood

Miller Metcalfe
Every step of the way

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Harwood

Semi Detached



EPC Rating - To be confirmed

Introducing this charming 2-bedroom semi detached dormer, 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, lounge/diner, dining room ideal for relaxation and shower room. The kitchen is well-equipped with modern appliances and ample storage, making meal preparation a breeze. Upstairs, you will find two well-proportioned bedrooms and an en-suite shower room, providing a peaceful sanctuary for restful nights.

One of the standout features of this property is the off-street parking ensuring hassle-free parking for you. Additionally, the property benefits from its convenient location, with amenities, schools, and transport links within easy reach.

Outside is an enclosed rear garden and a single garage which is currently used as a bar perfect for entertaining in the summer months.

Overall, this home 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.

Basis: 2 MBPS
Superfast: 78 MBPS
Ultrafast: 1000 MBPS

LOCAL AUTHORITY/COUNCIL TAX
Bolton
Band B Annual Cost £1,670.00

TENURE
Leasehold
Lease term 1000 years from 16/02/1969
Lease term remaining 936 years
Lease end date 16/02/2960

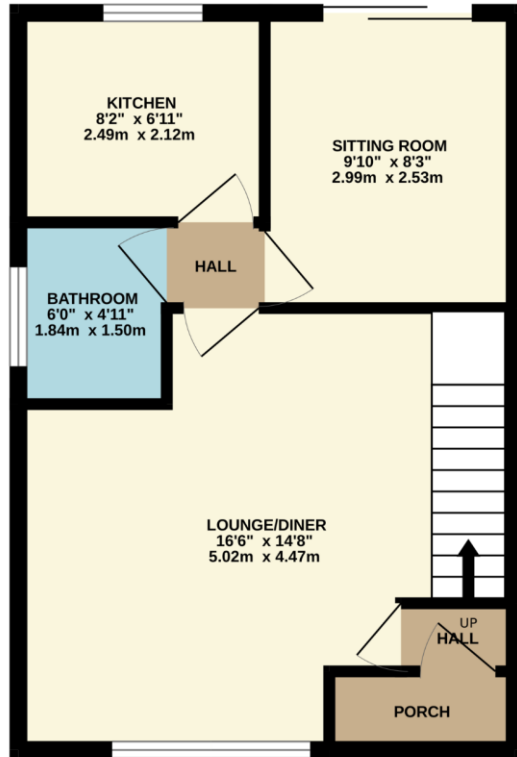
SATELLITE/FIBRE TV AVAILABILITY
BT
Sky
Virgin

BROADBAND

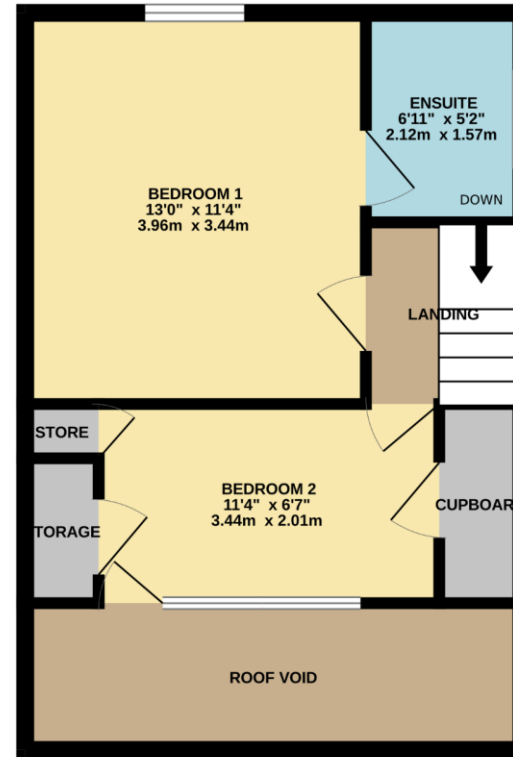




GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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