



Hough Fold Way

Bolton

Miller Metcalfe
Every step of the way

Hough Fold Way

Bolton

Detached  3  1 EPC Rating - To be confirmed

*** FOR SALE VIA MODERN METHOD OF AUCTION, STARTING BID £250,000 PLUS RESERVATION FEES ***

A great opportunity to purchase a detached true bungalow in need of modernisation. The property is located on Hough Fold Way where you'll find an abundance of amenities on the doorstep with Harwood village just a short walk away where you'll find a supermarket, doctors' surgery, post office plus plenty of places to eat and drink. For those that need to commute and travel, there's strong links to Bury, Manchester, Bolton and beyond. Internal viewing advised to appreciate the size of accommodation on offer.

Accommodation briefly comprising an entrance porch with storage, light and airy open plan lounge/diner, fitted kitchen. There are three bedrooms and a three-piece bathroom suite. Outside is a lawned garden to the front with a driveway which leads to an attached single garage. Secure gated access to the rear garden which is mainly laid to lawn with mature plants and shrubs and a large patio area. The rear garden has the benefit of not being overlooked.

TENURE
Leasehold
Lease Start DateBETA
31 Aug 1967

Lease End DateBETA
01 Feb 2966

Lease Term RemainingBETA
942 years

LOCAL AUTHORITY
Bolton

FLOOD RISK
Very Low

MOBILE COVERAGE
EE - Average
Vodafone - High
Three - High
O2 - High

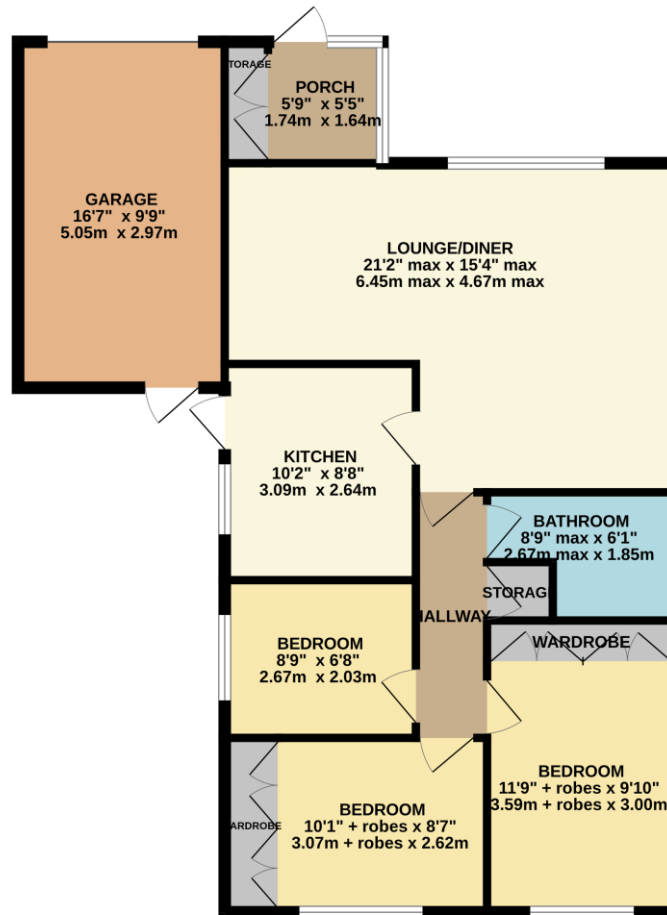
BROADBAND
Basic - 3 Mbps
Superfast - 80 Mbps
Ultrafast - 1000 Mbps

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





GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 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 is given as to their operability or efficiency can be given.
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