



Longsight
Harwood

Miller Metcalfe
Every step of the way

Longsight

Harwood

End of Terrace 2 1 EPC Rating - D

**** IDEAL FIRST TIME HOME OR FOR SOMEONE DOWNSIZING****

This stunning two bedroomed end terraced property is beautifully situated in the heart of Harwood village! In true 'walk-in condition' with some original features, the property has a welcoming entrance hallway, bright lounge to the front, a good sized dining room, a separate kitchen with a fitted range of wall and base units and complimentary worksurfaces, electric oven and hob and a door giving access to the rear garden. To the first floor is a very spacious landing, two double bedrooms which are bright and airy and a modern bathroom suite.

The property further benefits from a gas central heating system, double glazed windows, gardens to the front and an enclosed garden to the rear with a lovely view over local playing fields and park. There is an abundance of amenities on the doorstep such as shops, supermarkets, pubs and schools. For those that need to commute, there are strong links to Bury, Bolton, Manchester and beyond.

TENURE
Freehold

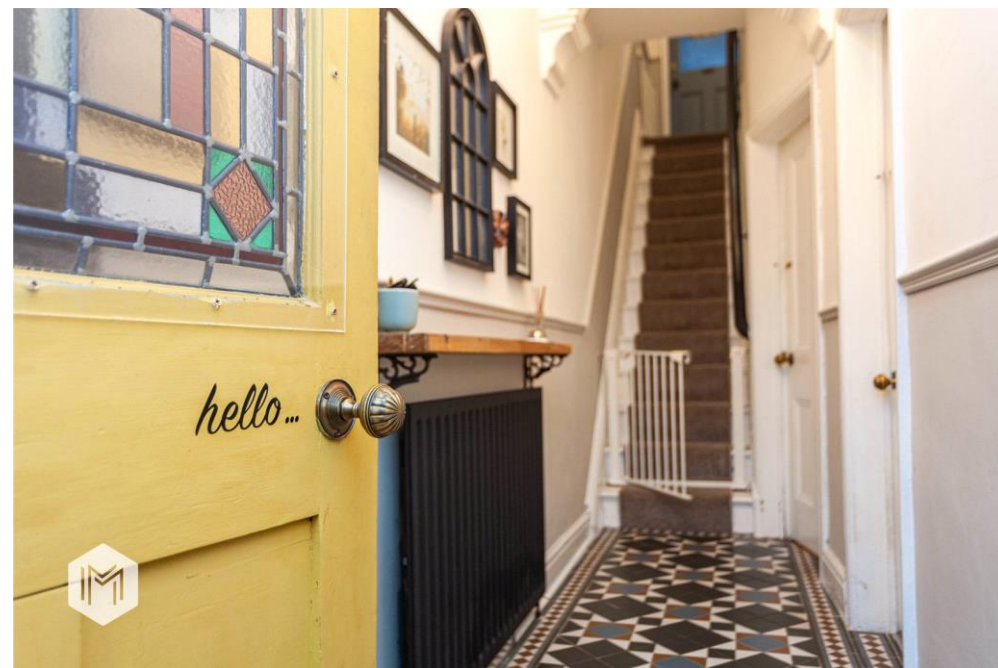
LOCAL AUTHORITY/COUNCIL TAX
Bolton
Band: B
Annual Price: £1,524.18

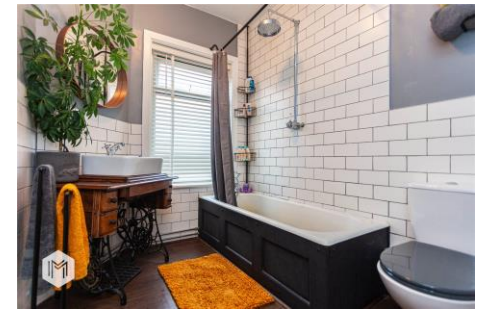
FLOOD RISK
Very Low

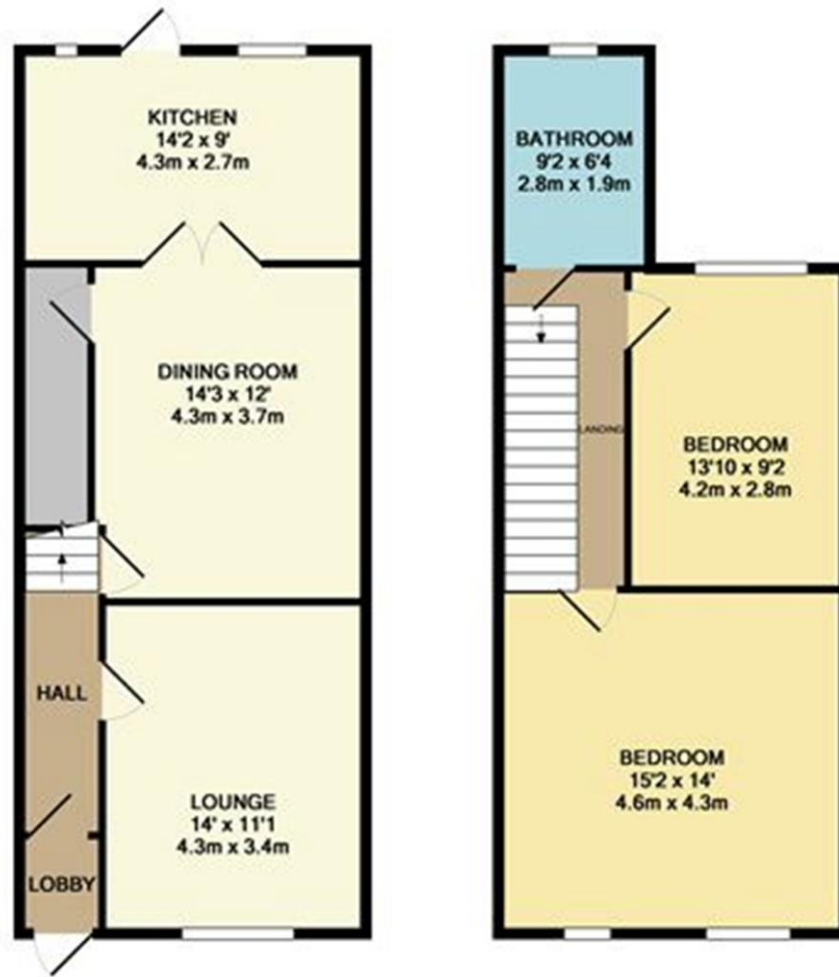
BROADBAND
Basic: 4 Mbps
Superfast: 80 Mbps
Ultrafast: 1000 Mbps

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

SATELLITE / FIBRE TV AVAILABILITY
BT
Sky
Virgin







GROUND FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1009 SQ.FT. (93.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.