



*Links Road*  
Harwood

**Miller Metcalfe**  
*Every step of the way*



# Links Road

Harwood

Semi Detached  2  1 EPC Rating - D

Introducing Links Road which is set in the sought-after area and is the perfect true bungalow. this semi-detached bungalow boasts two generously sized bedrooms, The well-maintained gardens to the front and rear, off-street parking provides ample outdoor space and convenience for everyday living.

Internally, the property features a welcoming spacious entrance hallway with a door to the front, spacious lounge with lovely views to the front aspect overlooking the hills. kitchen with fitted appliances is perfect for enjoying family meals., two good sized bedrooms and a bathroom fitted with a three-piece suite.

The property has lots of natural light throughout, creating a warm and inviting atmosphere.

To the front is a lawned garden with a driveway providing off road parking and a good-sized rear garden which has a part stoned seating area with flower borders, water tap and shed.

The property also benefits from a single garage with double doors to the front, fully insulated, Velux window and power and lighting.

There is a fitted gas combi boiler, and the property is double-glazed throughout.

Located within easy reach of local amenities, schools, and transport links, this property offers a fantastic opportunity to own a beautiful home in a desirable location. Don't miss out on the chance to make this property your own. Contact us today to arrange a viewing.

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

TENURE  
Leasehold  
Lease term 1000 years from 15/07/1957

Lease term remaing 933 years  
Lease end date 15/07/2957

BROADBAND  
Basic: 3 MBPS  
Superfast: 80 MBPS  
Ultrafast: 1800 MBPS

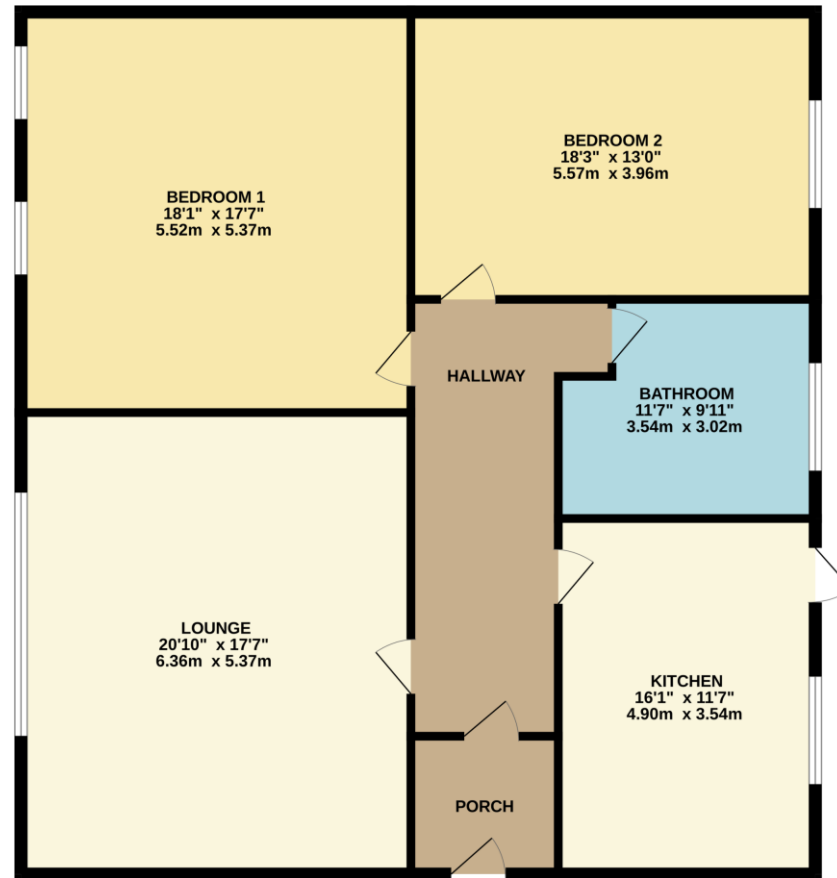
SATELLITE/FIBRE TV AVAILABILITY  
BT  
Sky  
Virgin







GROUND FLOOR



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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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.