



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 family home. This charming semi-detached house offers a perfect blend of character and modern living. The property boasts two generously sized bedrooms, ideal for a growing family or those looking for extra space. The well-maintained garden, off-street parking provides ample outdoor space and convenience for everyday living.

Internally, the property features a welcoming spacious entrance hallway with storage and a composite door to the front, spacious lounge with wood burner, media wall, inset storage and has lovely views over the hills to the front the property is not over-looked, modern dining kitchen with fitted appliances is perfect for entertaining guests or enjoying family meals.

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

To the front is a garden with a driveway providing off road parking and a good-sized rear garden which is easy maintenance and is perfect for entertaining in the summer months. The property also benefits from a single garage with an up and over door 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.

Basic: 3 MBPS
Superfast: 299 MBPS
Ultrafast: 1000 MBPS

SATELLITE/FIBRE TV AVAILABILITY
BT
Sky
Virgin

LOCAL AUTHORITY/COUNCIL TAX
Bolton
Band C Annual Cost £1,909

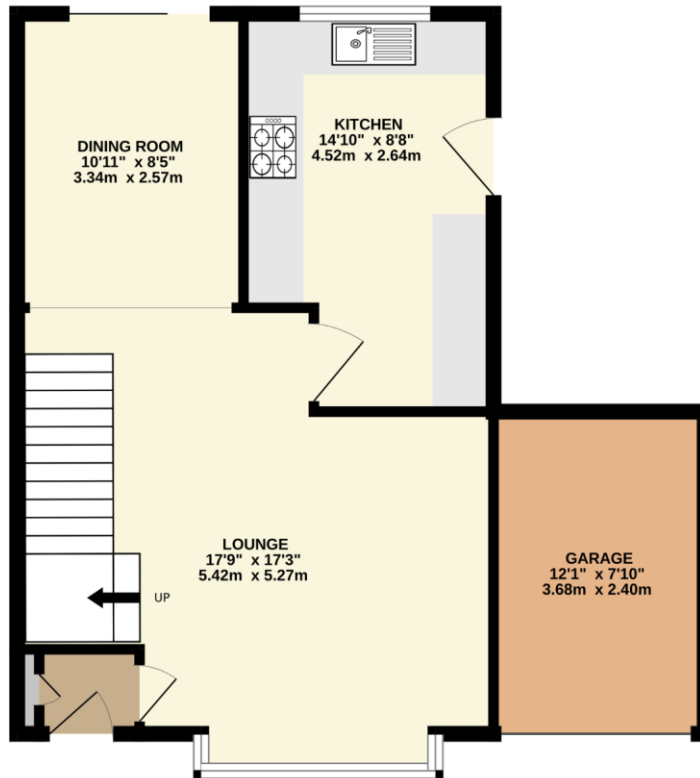
TENURE
Leasehold
Lease term 1000 years from 27/02/1959
Lease term remaining 934 years
Lease end date 28/02/2959

BROADBAND

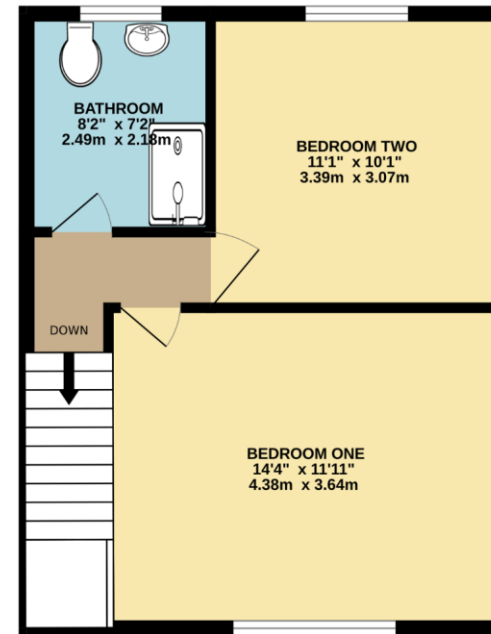




GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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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.