



*Christ Church Lane*

Harwood

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



# Christ Church Lane

Harwood

Detached



3



2

EPC Rating - D

Introducing Christchurch Lane which is set in the sought-after area and is the perfect family home this detached home boasts three generously sized bedrooms. There are well-maintained gardens to the front and rear, off-street parking providing ample outdoor space and convenience for everyday living.

Internally, the property features a welcoming spacious entrance hallway with a door to the front, downstairs w.c, spacious lounge with lovely views to the front aspect, separate playroom/office, or utility room.

To the 1st floor there is a dining kitchen with fitted appliances it is perfect for entertaining guests or enjoying family meals with double patio doors opening onto the rear garden.

The property has three 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 and a water tap it is perfect for entertaining in the summer months.

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.

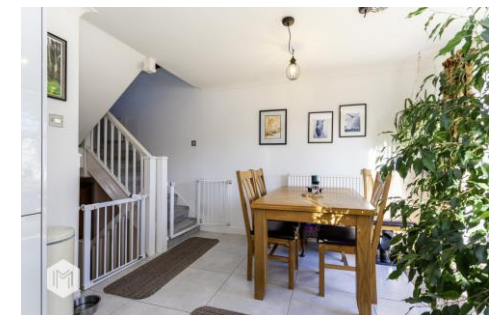
LOCAL AUTHORITY/COUNCIL TAX  
Bolton  
Band D Annual Cost £2,147

TENURE

Freehold

BROADBAND  
Basic: 5 MBPS  
Superfast: 47 MBPS  
Ultrafast: 1800 MBPS

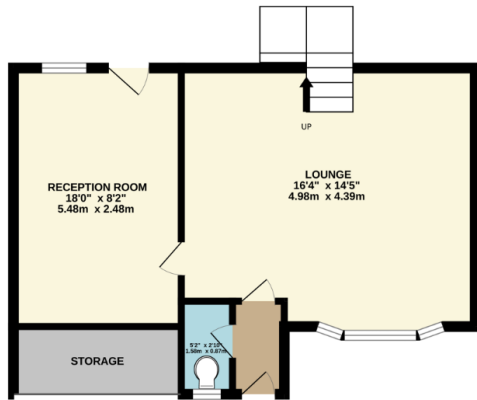
SATELLITE/FIBRE TV AVAILABILITY  
BT  
Sky  
Virgin



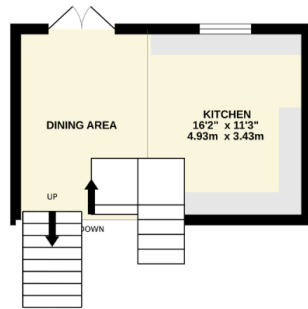




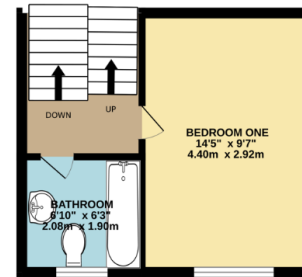
GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



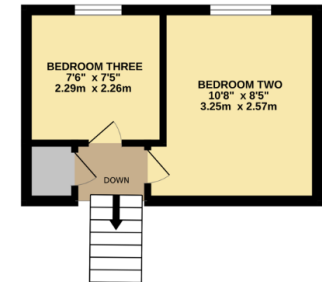
1ST FLOOR  
172 sq.ft. (16.0 sq.m.) approx.



2ND FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



3RD FLOOR  
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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.