



Total area: approx. 96.9 sq. metres (1043.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

37 Longsight, Harwood, Bolton, BL2 3HS

Superbly presented and deceptively spacious mid terraced property, ideally located within the centre of Harwood and offering fantastic accommodation throughout. Sold with no chain and vacant possession the property has two reception rooms and fitted kitchen, to the first floor there are two generous double bedrooms the master with built in and walk in wardrobe along with a bathroom fitted with a four piece suite, There is a useful loft room ideal as an office or playroom with great storage. Outside there is a small easily maintained front garden and to the rear is a spacious courtyard garden wit large patio and potential to create off road parking. The property is ideally located for access to all local amenities and viewing is essential to appreciate all that is on offer.

Offers In The Region Of £225,000





Ideally located for access to Harwood centre with shopping and schools within easy walking distance, this deceptively spacious mid terraced is an ideal first purchase or downsizer. Offering ample accommodation over three floors the property has been maintained and decorated to a modern and high standard throughout and is in move into condition. Comprising spacious lounge area, dining room with French door to the rear garden, fitted modern kitchen with built in appliances. To the first floor there is a master bedroom with built in and walk in wardrobe, a further double bedroom and bathroom which is fitted with 4 piece white suite. To the second floor there is a useful loft room which would make a great office space or playroom with eaves storage area. Outside there is a small enclosed front gardens and to the rear is a deceptively spacious

courtyard garden with patio area and shrub borders and the potential to create off road parking should the need arise. the property is to be sold with no chain and vacant possession and early viewing is advised.

Lounge

6'7" x 13'6" (2.00m x 4.12m)
UPVC double glazed window to front, fireplace, double radiator, oak flooring, picture rail, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

Dining Room

11'9" x 13'6" (3.58m x 4.12m)
Double radiator, oak flooring, picture rail, uPVC double glazed french doors to garden, door to Storage cupboard, built-in under-stairs storage cupboard, door to:

Kitchen

9'9" x 6'3" (2.97m x 1.90m)
Fitted with a matching range of cream base and eye level units with drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

Cupboard

Built-in under-stairs storage cupboard.

Landing

Stairs, door to:



Bedroom 1

9'9" x 13'6" (2.97m x 4.12m)
UPVC double glazed window to front, ornamental fireplace with cast iron surround, built-in double wardrobe(s) with hanging rails and shelving, radiator, double door, door to:

Walk-in Wardrobe

Bedroom 2

11'9" x 7'6" (3.58m x 2.29m)
UPVC double glazed window to rear, radiator.

Bathroom

Fitted with four piece white suite comprising deep panelled bath with mixer tap, pedestal wash hand basin with mixer tap and tiled splashback, tiled shower enclosure with electric shower

over and low-level WC, heated towel rail, uPVC frosted double glazed window to rear.

Loft Room

17'1" x 13'6" (5.21m x 4.12m)
Double glazed velux skylight to rear, sloping ceiling with limited head room to the sides.