



Hardy Mill Road

Harwood Bolton 3 Bedrooms

- ***** NO UPWARD CHAIN *****
- NOT OVERLOOKED AT THE REAR
- 2 RECEPTION ROOMS
- LARGE REAR GARDEN
- IN NEED OF MODERNISATION
- EPC RATING G

Price £235,000



*** NO UPWARD CHAIN, NOT OVERLOOKED AT THE REAR
AND IN NEED OF RENOVATION ***

Fantastic large rear garden.

*** **This property has huge potential** ***

Some points to make you aware of:-

There is no gas in the property.

The mains gas supply terminates
in the cupboard under the stairs.

The property itself is leasehold
and the garden extension is freehold.



So...If you're interested in a project this could be the one for you!

Entrance Porch 6'8" (2.03m) x 2'0" (0.61m)

Hall 6'8" (2.03m) Max x 12'0" (3.66m)

Lounge 11'10" (3.61m) Max x 10'8" (3.25m) Plus Bay

Dining Room 11'7" (3.53m) Max x 13'2" (4.01m)

Kitchen 7'0" (2.13m) x 9'8" (2.95m)

Rear Porch 2'6" (0.76m) x 6'2" (1.88m)

Landing 3'3" (0.99m) x 10'10" (3.3m)

Master Bedroom 12'3" (3.73m) Max x 12'9" (3.89m)

2nd Bedroom 11'9" (3.58m) x 11'2" (3.4m)

3rd Bedroom 6'5" (1.96m) x 7'3" (2.21m)

Separate W C 4'3" (1.3m) x 2'4" (0.71m)

Bathroom 6'11" (2.11m) Max x 5'6" (1.68m)



General Information

Leasehold - Lease is 999 years from 29/09/1931 with 906 years remaining.
Ground Rent £3.75 pa - Garden Extension is Freehold
Council Tax Band C - Water Rates - Partial Double Glazing
EPC Rating G