



pearson  
ferrier  *a property for everyone*

3 LONGSIGHT MEWS LONGSIGHT LANE

Bolton, BL2 4JX

£375,000



# 3 LONGSIGHT MEWS LONGSIGHT LANE

## Property at a glance

- NEWLY BUILT STONE MEWS PROPERTY
- FOUR BEDROOMS
- GATED DEVELOPMENT
- GORGEOUS LOCATION CLOSE TO VILLAGE CENTRE
- SOUTHERLY ASPECT TO THE REAR
- FABULOUS LIVING ROOM WITH BI-FOLDING DOORS

3 Longsight Mews is one of six newly constructed mews properties built on the site of the former Bolton Open Golf Club in Harwood, in a fabulous location less than half a mile from the centre of Harwood and all amenities and yet with outstanding countryside views. There are only 2 homes left available on the site, (4 have been sold off plan). The construction is almost complete and the final details and fixtures and fittings are all due to be completed by April 2022. Accessed from Longsight Lane in Harwood the development will be entered via remotely operated gates onto a courtyard setting providing secure parking facilities. All the properties are built to the highest specifications using the best materials available. The external construction is in stone with stone window cills and window heads. There is upvc double glazing, gas central heating with quality kitchens and bathrooms. The construction will provide the best energy efficiency possible and the property will benefit from the latest technology with built in media capability in line with todays demands. The accommodation briefly comprises: entrance hall with guest cloakroom off, study, family living room with kitchen area and bi-folding doors onto the rear gardens, first floor landing, two bedrooms and bathroom, second floor landing, two further bedrooms (one with ensuite) and a separate additional bathroom. To the outside there are parking facilities for 2 cars and gardens to the rear to take advantage of the southerly aspect.







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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(B0-60) C			
(55-68) D				(D0-54) D			
(39-54) E				(D0-54) E			
(21-38) F				(E1-36) F			
(1-20) G				(F1-28) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	