

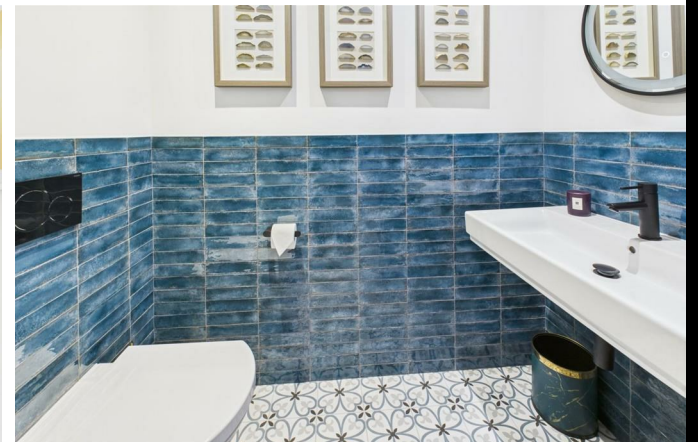
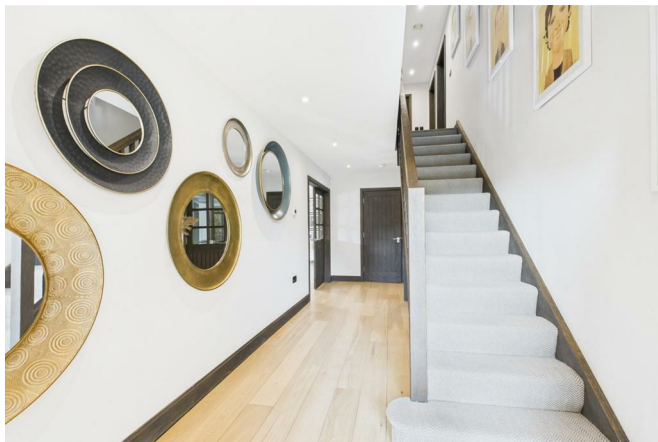


PEARSON FERRIER®
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The Shippon, Top O'Th Knotts Farm
Tottington Road, Harwood
£950,000

The Shippon

The Shippon, Top O'Th Knotts, Harwood is a stunning, newly refurbished, four bedroom, stone built detached house, set in this secluded and elevated semi rural setting in this highly regarded exclusive development of 6 homes. The house is within easy reach of Harwood, Bolton and Bury town centres and extensive amenities in nearby local areas from Affetside to Edgworth. The property interior has been recently renovated throughout and has an elegant, stylish and contemporary finish. Offered for sale with no onward chain the accommodation briefly comprises; storm porch, long entrance hallway with guests wc/cloaks, spacious lounge and bar area, large family kitchen in Siematic finish with range of Gaggenau integrated appliances, adjoining garden room with retractable walls and roof, utility room with boiler cupboard and access into the garage, first floor with generous landing area and linen cupboard, master bedroom with dressing area and ensuite, 2nd bedroom with ensuite shower room, two further bedrooms and shower room. Outside there is a black paved parking area and attached large garage, to the rear there are paved patio areas and raised lawn with borders. Leasehold Property unexpired term of 999 years/Council tax Band G/



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	











Floor 0



Floor 1

Approximate total area[®]

2762.99 ft²

Reduced headroom

15.1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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