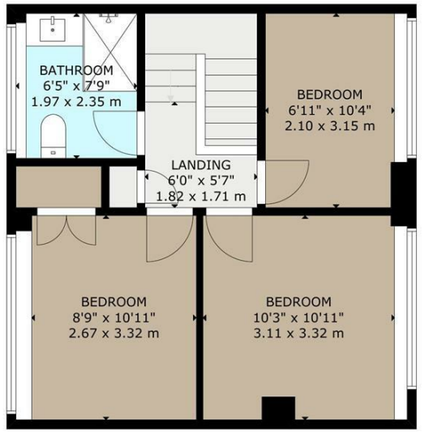
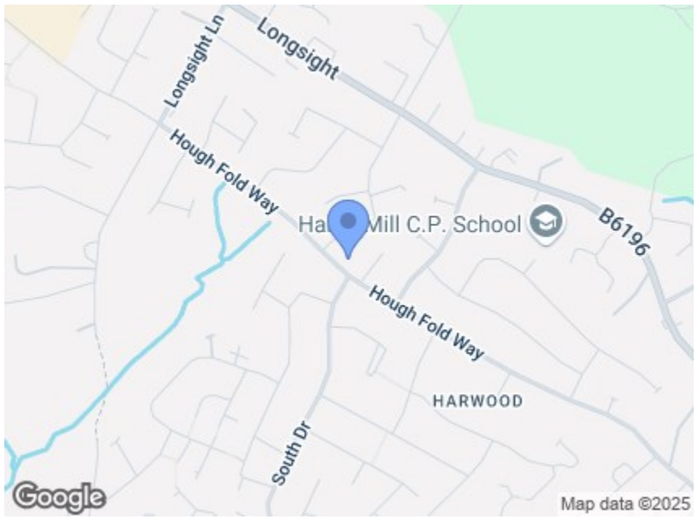
GROUND FLOOR



FIRST FLOOR

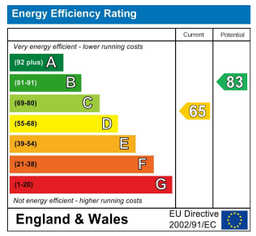
GROSS INTERNAL AREA
TOTAL: 86 m²/928 sq.ft
GROUND FLOOR: 44 m²/477 sq.ft, FIRST FLOOR: 42 m²/451 sq.ft
EXCLUDED AREA: GARAGE: 12 m²/127 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

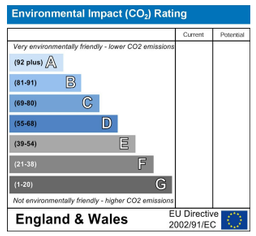
CHARLES LOUIS
HOMES LIMITED



Directions

Postcode - BL2 3LY What three words - ///frost.woods.bunch





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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385 Hough Fold Way

, Bolton, BL2 3LY

Offers over £240,000

3 | 1 | 1 | D

- Charming and well-presented three-bedroom townhouse in a desirable Harwood location.
- Spacious open-plan living and dining area, perfect for relaxing and entertaining.
- Small rear extension providing a useful utility room and cloakroom.
- Conveniently located near schools, shops, supermarkets, and excellent transport links to Bury and Bolton.
- Neutral and elegant décor throughout, ready to move in and enjoy.
- Well-equipped fitted kitchen, offering a practical and functional space.
- Three generously sized bedrooms and a fully fitted bathroom suite.
- Lease - Leasehold, Council Tax - Bolton Band B, EPC rated D

385 Hough Fold Way

, Bolton, BL2 3LY

WELL PRESENTED THREE BEDROOMED PROPERTYLOCATED IN A WELL SOUGHT AFTER AREA**GARDENS TO FRONT & REAR WITH DRIVEWAY PARKING**Just minutes from the heart of Harwood village, this charming and well-presented three-bedroom townhouse offers an excellent opportunity for those seeking a stylish and comfortable home in a highly desirable location.

Designed with neutral and elegant décor throughout, the property is ready to move into, providing a welcoming space that blends modern convenience with a homely atmosphere. The ground floor features a spacious open-plan living and dining area, perfect for both relaxing and entertaining, while the well-equipped fitted kitchen offers a practical and functional space for everyday use. A small rear extension further enhances the home, accommodating a useful utility room and cloakroom.

Upstairs, three generously sized bedrooms provide ample space for a growing family, complemented by a fully fitted bathroom suite. The home is ideally suited for young families looking for their next move, offering both space and comfort in a well-connected location.

Hough Fold Way is centrally positioned in Harwood, offering easy access to a range of local amenities, including popular schools, convenience stores, Morrisons supermarket, and leisure facilities. Excellent transport links to Bury and Bolton make commuting simple, ensuring this home delivers on both practicality and lifestyle.

Entrance Porch
7'8 x 4'3 (2.34m x 1.30m)

Living Area
13'8 x 13'5 (4.17m x 4.09m)
Window to the front elevation, radiator, power points, central ceiling light, stairs to the first floor and access through to the dining area.

Dining Area
6'2 x 9'11 (1.88m x 3.02m)
Window with views over the rear garden, radiator, power points, central ceiling light and access through to the kitchen, conservatory and utility.

Kitchen
9'7 x 11'3 (2.92m x 3.43m)
Tiled flooring, fitted with a range of wall and base units with a contrasting work tops, inset sink and drainer with a mixer tap, built in oven, gas hob with extractor fan above and central ceiling lights.

Utility Room
8'1 x 2'9 (2.46m x 0.84m)
Composite door to the side elevation, storage space, Valliant boiler, plumbing for a washing machine and a downstairs WC and hand wash basin.

Conservatory
8'1 x 5'6 (2.46m x 1.68m)

First Floor Landing
6'0 x 5'7 (1.83m x 1.70m)
With a side facing uPVC double glazed window and access to the loft.

Bedroom One
10'3 x 10'11 (3.12m x 3.33m)
Front facing uPVC double glazed window, radiator, power points and a central ceiling light.

Bedroom Two
8'9 x 10'11 (2.67m x 3.33m)
Rear facing uPVC double glazed window, radiator, power points and a central ceiling light

Bedroom Three
6'11 x 10'4 (2.11m x 3.15m)
Front facing uPVC double glazed window, radiator, power points and a central ceiling light

Family Bathroom
6'5 x 7'9 (1.96m x 2.36m)
Fully tiled three piece wet room comprising of a walk in shower with thermostatic shower and glass screen, low flush WC and a hand wash basin with vanity.

Garage
14'10 x 8'0 (4.52m x 2.44m)

Rear Garden
An enclosed private rear garden with areas of patio area and artificial lawn

Front Garden and Driveway
Driveway parking for two vehicles. lawn area to the side enclosed with fencing.