



## Hardy Mill Road

Bolton, BL2 4EF

Offers over £370,000



With a fantastic garden bordering beautiful open countryside and bright and airy interiors, this extended three-bedroom semi-detached home offers an excellent amount of space inside and out and is highly suitable for family life. Before we look at the finer details, a quick overview of the property comprises an entrance vestibule and hallway, two reception rooms, kitchen, three bedrooms and a family bathroom, while externally the property features a driveway to accommodate multiple cars, front lawn, an outstanding back garden, and a large, detached garage.



### The Living Space

The downstairs accommodation offers a great amount of space – notably more than your typical semi-detached home! Stroll in through the handy entrance vestibule which furthers opens onto the central hallway, and the first of two reception rooms is situated at the front. This front lounge has a subtle period charm with a bay window and two feature windows by the fireplace, a cosy room to enjoy with loved ones.

The second of the two reception rooms boasts a generous footprint and scenic views of the neighbouring countryside. This second reception room has an open plan feel due to its extension and ability for multiple functions, currently used as a dining room and sitting/day room. The sitting room aspect features a gas fire, and to the back the dining room aspect benefits from French doors opening onto a spacious patio and framing those lovely countryside views.

Within the kitchen integrated appliances include an electric oven, microwave, four plate hob with extractor, and sink with drainer and mixer tap. The layout to the rear of this home also provides a great opportunity for reconfiguration and potentially knocking through to create that desirable open plan modern living where the kitchen, dining, and lounge areas blend seamlessly. And for those with the appetite, the rear elevation also lends itself to further extending, similar to that which several neighbours within the row have undertaken. Plus there will still be plenty of garden space left to play with.

### Bedrooms & Bathrooms

Upstairs three well-proportioned bedrooms offer good sizes, with scope to do a loft conversion also if desired owing to the large attic space. A spacious landing with room for storage space connects the sleeping and bathing arrangements, and a window above the stairs allows plenty of natural light in. The master is a great size and sits at the front with an abundance of natural light, and the two other bedrooms to the rear provide tranquil aspects onto the rolling green fields.

The family bathroom is presented to a modern standard with matching light grey tiling to the floor and walls, and a white three-piece suite continues the bright and airy feel, with wash basin with integral storage, bath with shower, and WC.

### The Outside Space

One of the great features of this generous home is its standout garden. Immediately outside the house is a spacious patio ideal for summertime social occasions enjoying food and refreshments in the sun with family and friends. Stroll down a few steps and a large lawn provides lots of space and potential for those with green fingers – the keenest of gardeners could have a field day here! Perhaps it would alternatively offer itself as a safe and spacious space for the kids to play. Or both? And at the end of the garden is another patio which offers another space to relax and unwind and warm sunny days – maybe the ideal spot for a hot tub?

And on a practical note, the property features large detached garage which offers loads of space for storage, or has potential to convert to a garden office too!

### Amenities & Open Countryside

Perched in an extremely convenient position on Hardy Mill Road in Harwood with easy access to a great selection of amenities and schooling, in addition to central Bolton, Bury, and Manchester, it's the ideal location for a growing family.

Just a hop skip and jump down Hardy Mill Road and you're in central Harwood where there's a variety of pubs, cafes, and other village-like amenities, in addition to Morrisons supermarket. And for those lovers of the outdoors there's plenty of walks literally on your doorstep – just stroll out the back garden gate and you're immediately into open countryside – bliss! Harwood Golf Course is within a minute's drive, set amidst more stunning countryside with inspiring views. And further afield yet within an easy 5 minute drive, another spot of nature popular amongst locals that is ideal for walking or running is Jumbles Country Park.

### Services & Specifics

The property is leasehold with a ground rent of £5 per annum.

The lease has a term of 999 years from October 1934.

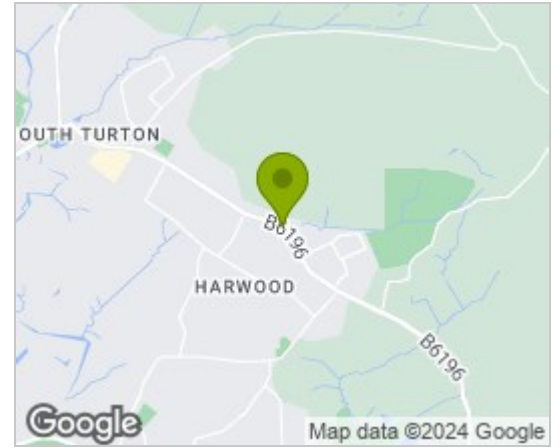
The tax band is D.

The property is alarmed.

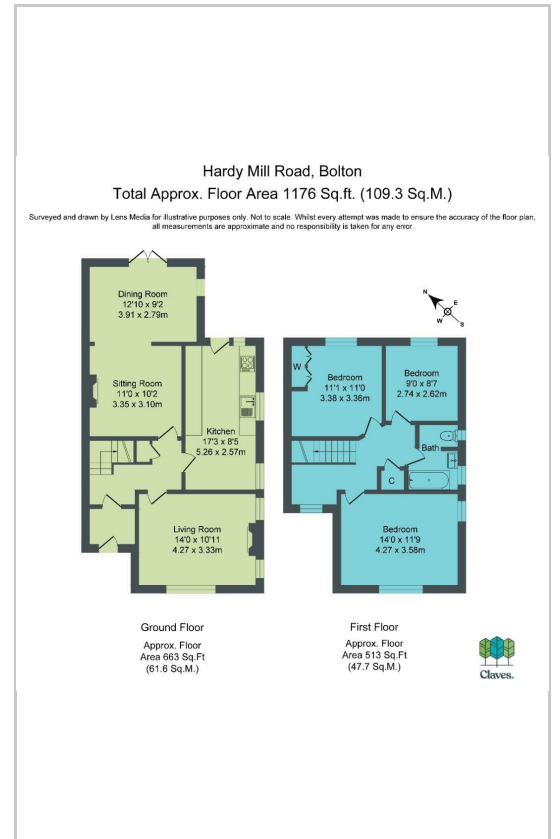
There is gas central heating with a boiler located in the kitchen.

There is a section at the bottom of the garden which is on a separate freehold title (included in the sale).

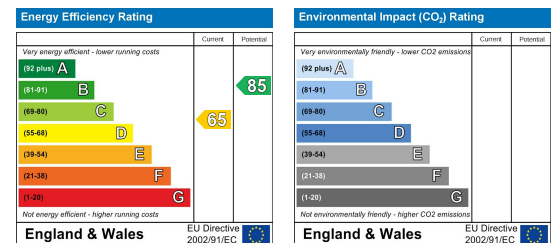
### Area Map



### Floor Plans



### Energy Efficiency Graph



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### Claves.

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