



Brook Bank, Harwood
£260,000

Miller Metcalfe
Every step of the way

Brook Bank

Harwood, Bolton

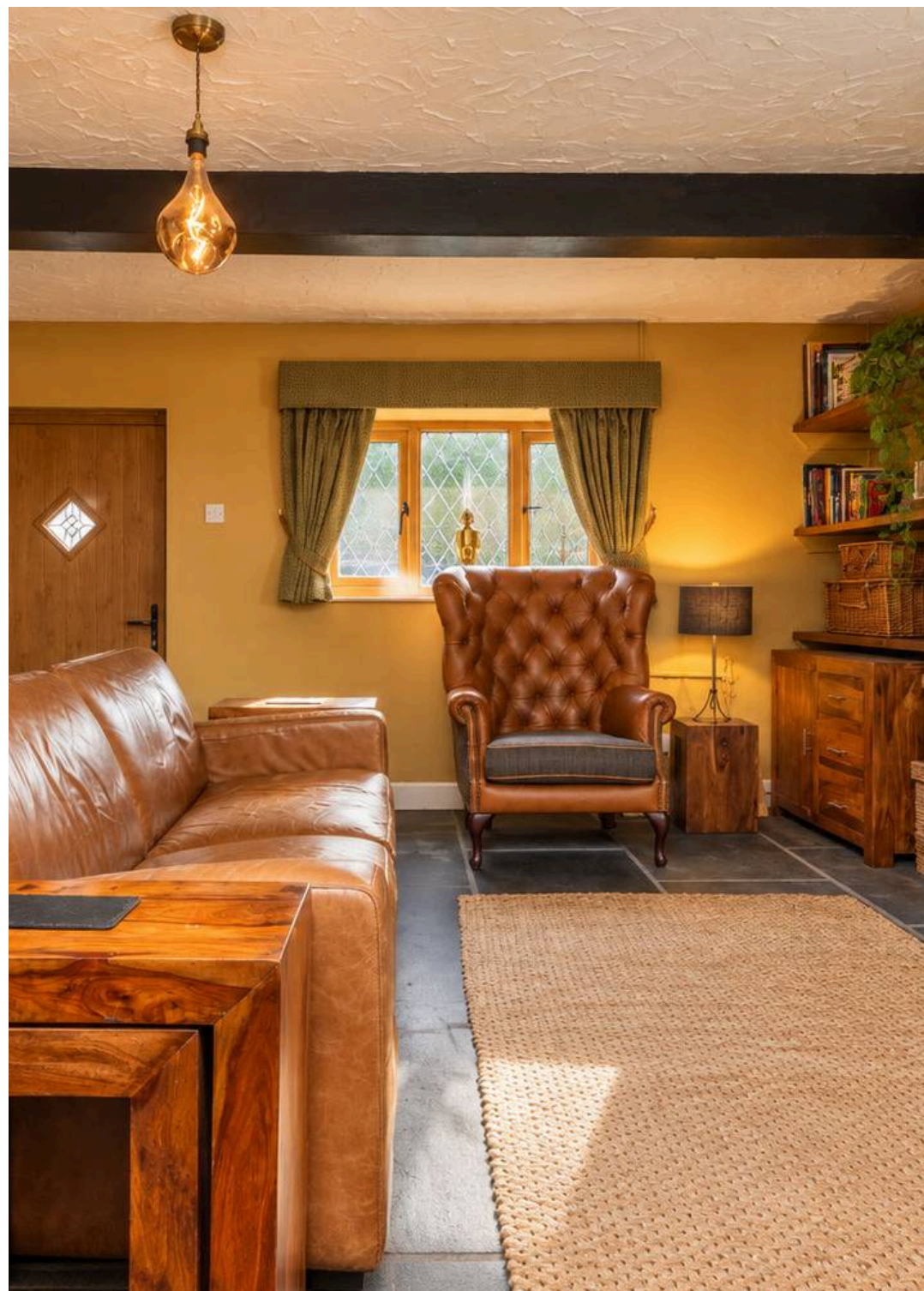
This charming two-bedroom terraced stone cottage offers a wonderful opportunity to acquire a delightful home in a highly sought-after location. The property is freehold and is brimming with character, featuring an array of original details that will appeal to those looking for a home with authentic period charm. Upon entering, you are greeted by a welcoming living area with wood burner that showcases exposed beams (perfect for creating a cosy atmosphere on cooler evenings). The dining kitchen is thoughtfully laid out, providing ample storage, granite work surface space, integrated appliances and under floor heating while retaining traditional touches that complement the cottage's heritage. Upstairs, there are two well-proportioned bedrooms, both of which benefit from plenty of natural light and attractive views over the surrounding area. The principal bedroom is particularly spacious with a fitted wardrobe making it an ideal retreat at the end of the day. Bedroom Two also benefit from fitted wardrobes and desk and has lovely exposed brick walls. The bathroom is tastefully appointed, with quality fixtures and fittings that blend seamlessly with the cottage's overall style. Outside is a garden to the front and to the rear is a good sized paved garden perfect for entertaining in the summer months this also leads to a potting area great for Barbecues and is lovely and private there is ample storage, hot tub and a garage but this does require some modernisation. Throughout the property, you will find original doors, timber flooring, and other period features that add to its unique appeal. The layout is practical and versatile, making it suitable for a range of buyers, whether you are a first-time purchaser, downsizer, or seeking a characterful investment. The cottage is situated in a popular and established residential area, renowned for its friendly community atmosphere and convenient access to local amenities, shops, and transport links. Properties of this type rarely come to market and this home is sure to impress those looking for something a little bit special. The combination of freehold tenure, generous living space, and an abundance of original features ensures that this property stands out as a unique offering in today's market. Early viewing is highly recommended to fully appreciate the blend of traditional charm and modern comfort that this beautiful stone cottage provides.

Council Tax band: C

Tenure: Freehold

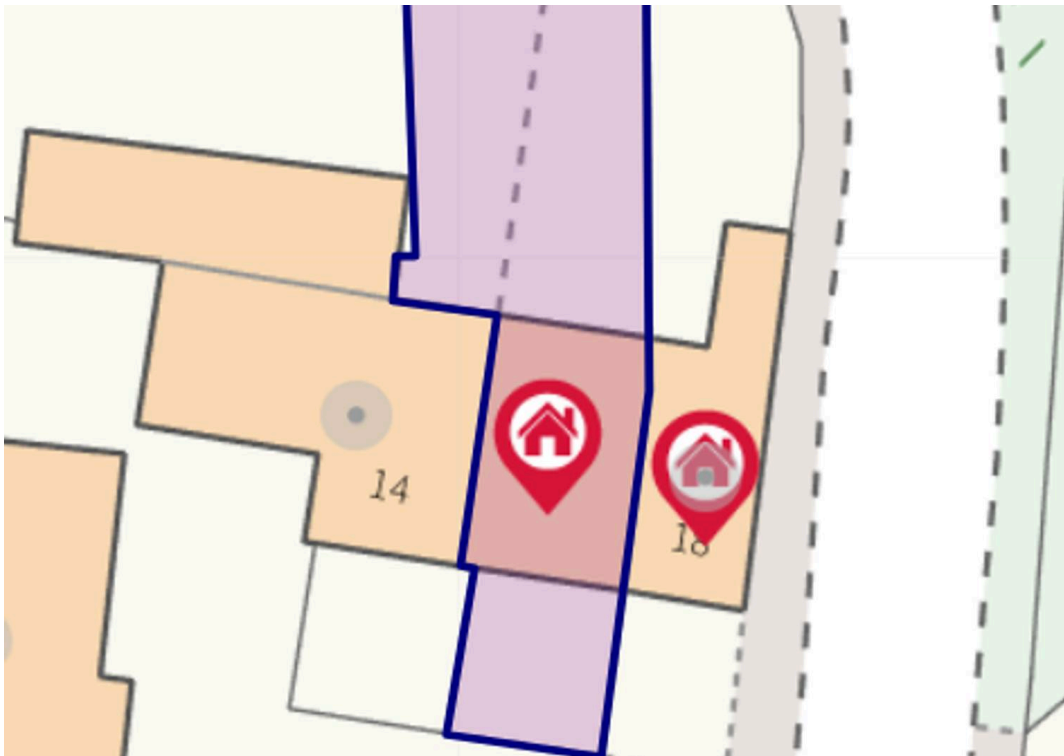
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







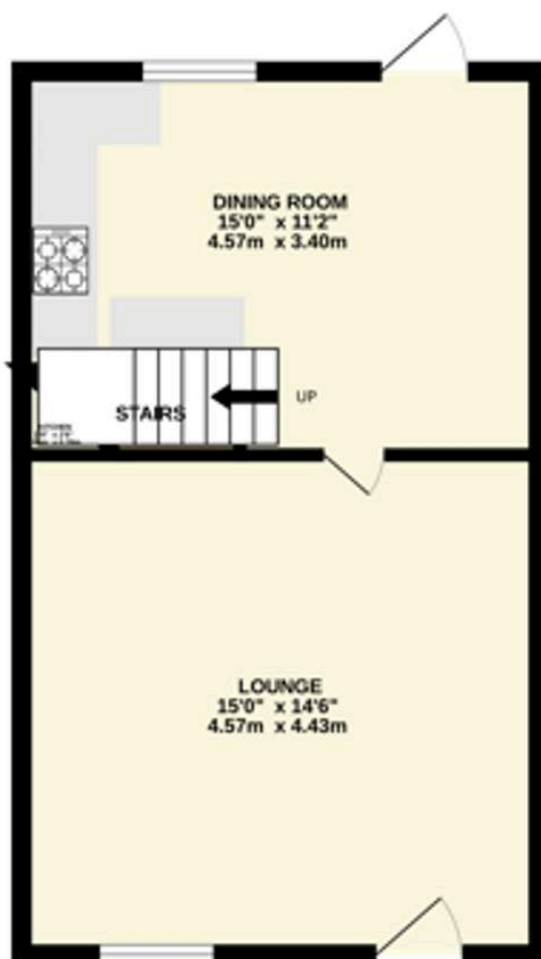


Energy Efficiency Rating

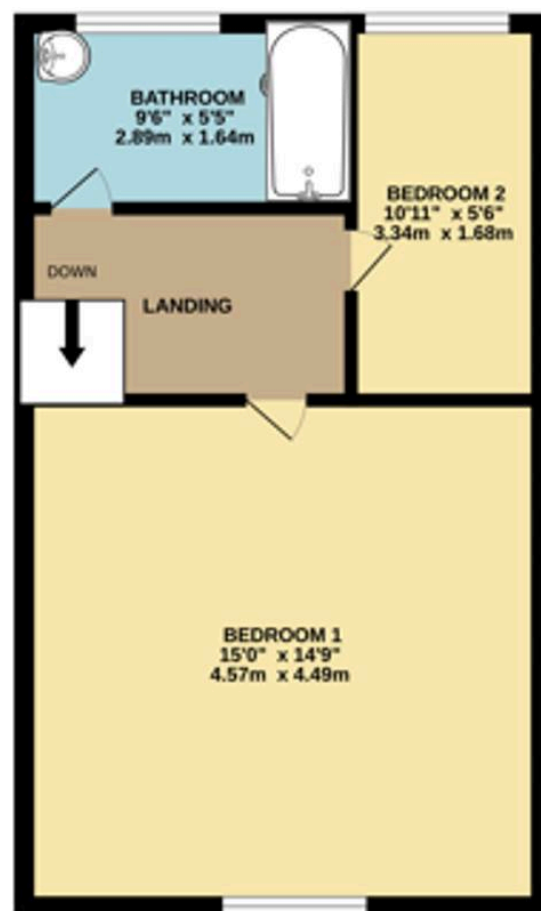
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



BL2 4LA

TOTAL FLOOR AREA: 770 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2025