



Patterdale Road, Harwood

Offers Over £310,000

Miller Metcalfe
Every step of the way

Patterdale Road, Harwood

Bolton

Presenting this well maintained two-bedroom detached bungalow, offered with no onward chain, and situated in a lovely and sought after location. This attractive home occupies a good-sized plot and is ideal for those seeking comfortable single level living in a peaceful residential area. Upon entering, through an enclosed separate porch you are greeted by a welcoming hallway leading to a spacious lounge that provides a relaxing setting for every-day living and entertaining. The well-proportioned dining kitchen is fitted with a range of units offering ample storage and worktop space and includes a fitted fridge, a fitted freezer, gas hob and a double electric oven. Both bedrooms are generously sized and are both fully fitted with wardrobes, drawers, and storage. The spacious bathroom is presented in good order and features a modern suite, including a bath with shower over, wash basin and WC. The loft is accessed from the hall. The loft is boarded, has lighting and an integrated retractable access ladder, which provides additional storage. The property benefits from double glazing and gas central heating throughout, ensuring comfort all year round. The property's layout is thoughtfully designed to maximise space and natural light, creating a bright and airy atmosphere throughout. Additional features include a driveway providing off road parking for multiple vehicles, as well as a garage, with the ease of a remote controlled up and over door that offers further secure parking or valuable storage options. The location is particularly attractive, being close to local amenities, reputable schools, and excellent transport links, making it an ideal choice for a wide range of buyers, including downsizers, retirees, and small families. With its combination of practical features and the benefit of being offered with no onward chain, this bungalow represents a rare opportunity to acquire a delightful home in a desirable setting. Early viewing is highly recommended to fully appreciate the quality and potential of this appealing property.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

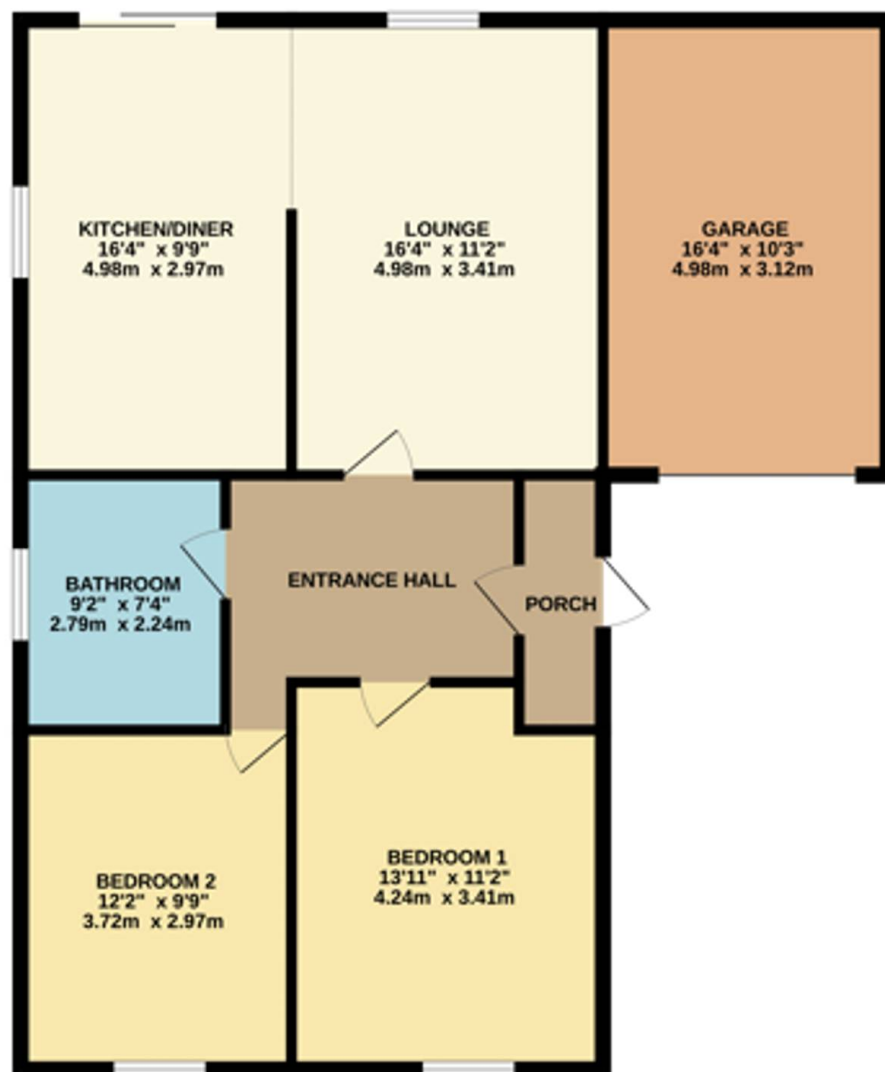
EPC Environmental Impact Rating:







GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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Miller Metcalfe Sales & Lettings, 87A Lea Gate - BL2 4BQ

01204 308000 • harwood@millermetcalfe.co.uk • millermetcalfe.co.uk/

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