



1 Kirklands, Bolton

Bolton

£325,000



# 1 Kirklands

Harwood, Bolton

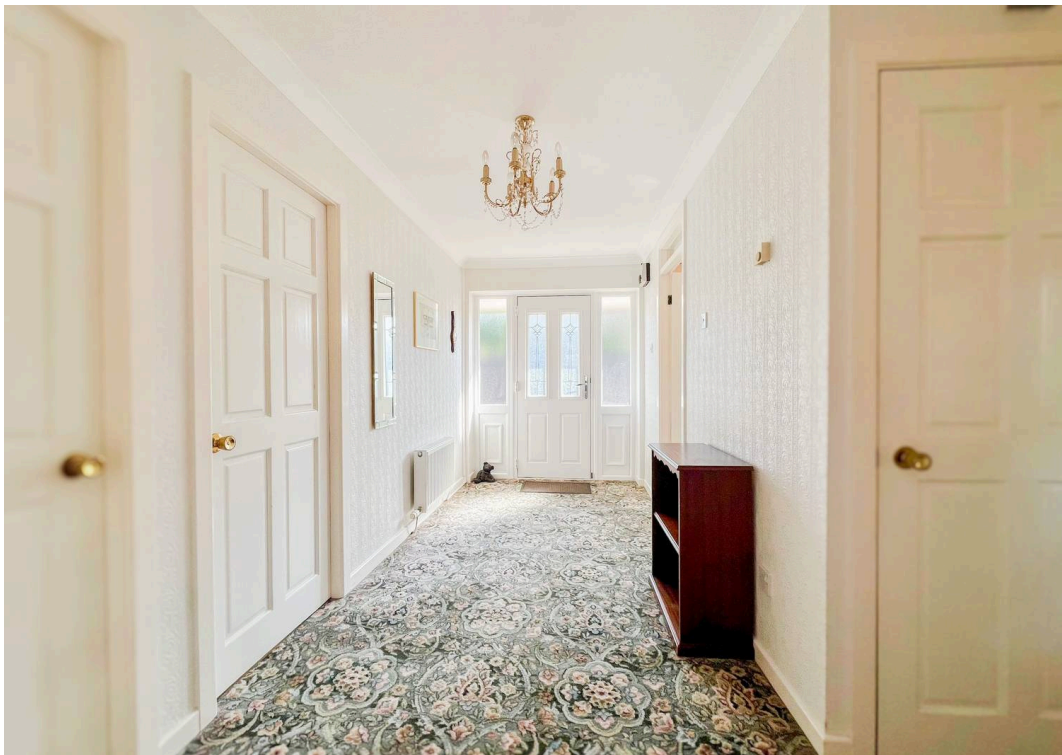
Freehold detached 2-bed bungalow in Harwood with no chain, south-facing garden, garage, driveway, conservatory, and modern kitchen. Quiet cul-de-sac near amenities, schools, and transport links.

Council Tax band: D

Tenure: Freehold

- **FREEHOLD** large two-bedroom detached **TRUE BUNGALOW** with a south-facing garden, offered with **NO ONWARD CHAIN**
- Bright, spacious lounge flowing into a modern conservatory/sun room & dining area
- French doors open directly onto the south-facing patio and garden
- Well-appointed kitchen
- Contemporary shower room
- Two double bedrooms with fitted wardrobes
- Private south-facing rear garden with mature borders and full enclosure for peace & privacy
- Driveway parking for up to three vehicles plus a substantial detached garage with power & lighting
- Tucked away in a quiet Harwood cul-de-sac with a friendly village feel, moments from excellent local shops, cafés, medical facilities and everyday amenities
- Well placed for highly regarded schools, strong commuter links into Bolton, Bury and Manchester, and easy access to open countryside for walks and weekend downtime

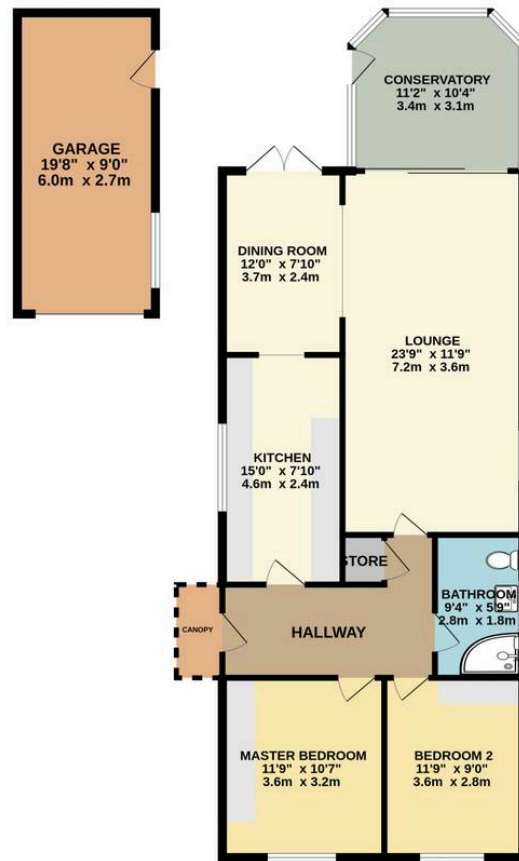








GROUND FLOOR  
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 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.  
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## HARRISON ESTATE AGENTS

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