



76 Harden Drive, Bolton

Offers in Region of £290,000

Miller Metcalfe
Every step of the way

76 Harden Drive

Bolton

This good sized family home presents an excellent opportunity for buyers seeking a well maintained and versatile property in a popular residential location. The accommodation is arranged to provide spacious and flexible living areas, ideally suited to the needs of a growing family. Upon entering the property, you are greeted by a generous lounge with a log burner, perfect for relaxing or entertaining guests. The dining kitchen is thoughtfully designed with ample storage and workspace, allowing for both every-day meal preparation and more elaborate cooking providing a pleasant setting for family meals and special occasions. Upstairs, you will find well proportioned bedrooms, each offering comfortable accommodation and plenty of natural light. The family bathroom is fitted with modern fixtures and provides a practical and stylish space for daily routines. Further features of this freehold property include double glazing and gas central heating, solar panels, ensuring year round comfort and efficiency. The property also boasts a driveway and a garage (ideal for secure parking or additional storage), enhancing the convenience for residents. The rear garden is of a very good size with a patio area perfect for entertaining guests in the summer months it also comes with approximately an acre of owned woodland to the rear of property that leads onto seven acres country park. Situated in a sought after area, the home enjoys close proximity to local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and commuters alike. Early viewing is highly recommended to fully appreciate the space, quality, and value on offer. Contact us today to arrange your appointment and take the first step towards making this delightful property your next home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

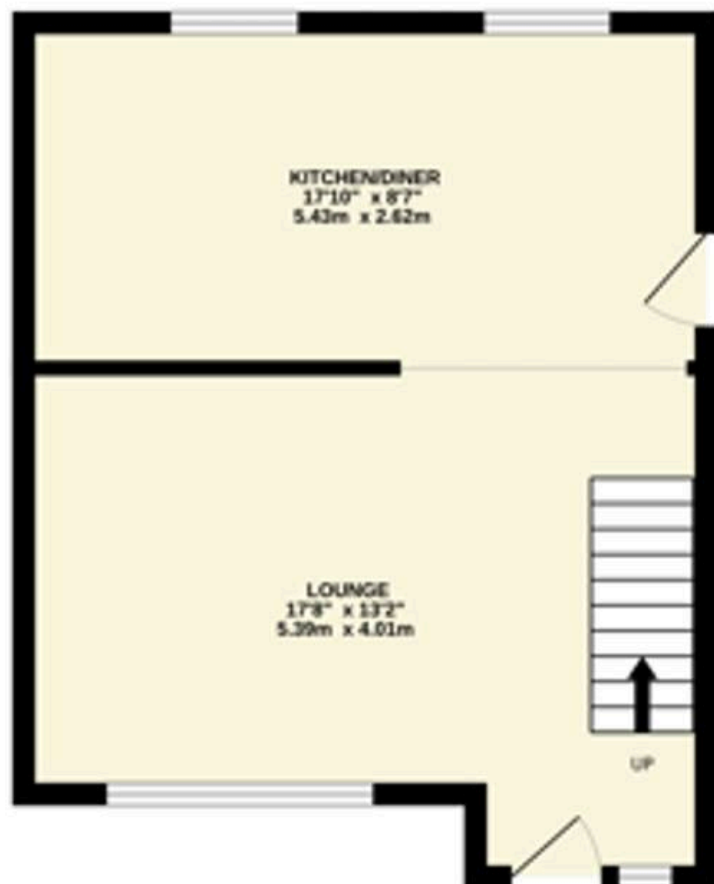




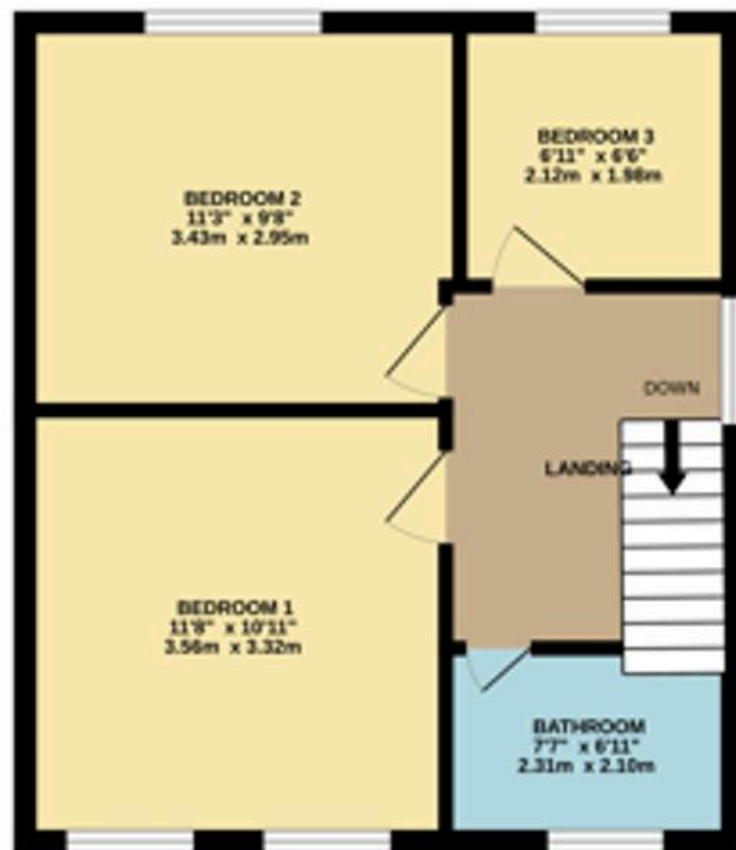




GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
388 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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 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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