Harwood Vale, Bolton

£320,000

Miller Metcalfe
Every step of the way

Harwood Vale

Bolton

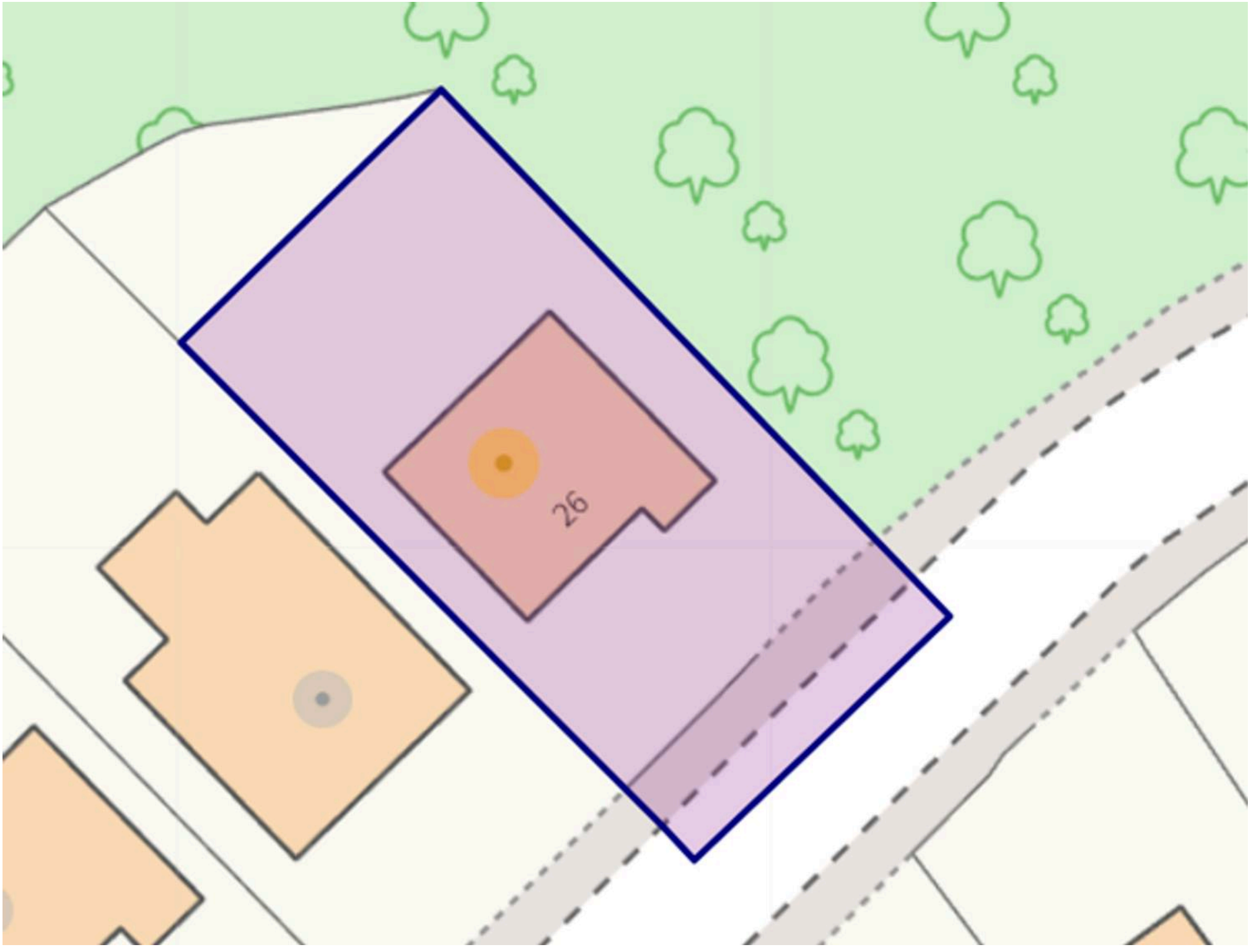
Presenting this attractive three bedroom detached house, offered to the market with no onward chain and providing an excellent opportunity for families seeking a spacious and well-maintained home. Situated in a desirable residential area, this property benefits from a porch, welcoming entrance hall that leads to a generous living room, perfect for relaxation and entertaining guests. The adjoining dining area offers ample space for family meals and gatherings, while the well-appointed kitchen features a range of fitted units, integrated appliances, and convenient access to the adjoining utility area. Upstairs, the property comprises three well-proportioned bedrooms, each with plenty of natural light and flexible accommodation for growing families or those in need of a home office or guest room. The modern family bathroom is fitted with a contemporary suite, providing both a bath and shower facilities. Additional features include double glazing, gas central heating, and tasteful neutral décor throughout, ensuring the property is ready for immediate occupation. The home also benefits from a single garage, ideal for secure storage or parking, as well as a private double driveway that provides off road parking for multiple vehicles (a rare advantage in this sought-after location). This property is ideally positioned for access to local amenities, reputable schools, and excellent transport links, making it a practical choice for commuters and families alike. With its combination of spacious accommodation, modern conveniences, and the added benefit of no onward chain, this delightful detached house is ready to welcome its next owners. Early viewing is highly recommended to fully appreciate all that this superb family home has to offer.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: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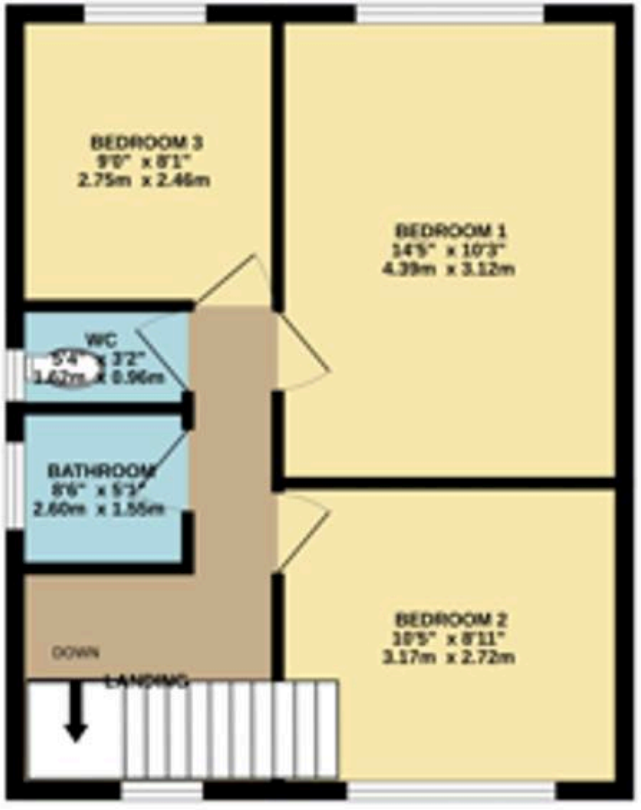
GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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