

Harwood Vale, Bolton

Offers in Region of £199,950

Miller Metcalfe
Every step of the way

Harwood Vale

Bolton

This well presented three bedroom terraced house is situated in a highly sought after residential area, offering an excellent opportunity for families and first time buyers alike. The property is thoughtfully arranged over two floors and provides a generous amount of living space, including a spacious lounge that is perfect for relaxing or entertaining guests, and a separate dining area that seamlessly connects to the kitchen. The kitchen is well appointed, featuring a range of fitted units and ample worktop space, making it ideal for meal preparation and everyday living. Upstairs, you will find three well proportioned bedrooms, each offering plenty of natural light and flexible accommodation options for family members, guests, or a home office. The family bathroom is fitted with a modern suite and includes practical storage solutions. Throughout the property, storage heaters provide efficient and effective warmth, ensuring comfort during the colder months. Additional storage is available in various cupboards and built in wardrobes, helping to keep the home organised and clutter free. The house is neutrally decorated, allowing you to add your own personal touch with ease. Located close to a range of local amenities, including shops, schools, and public transport links, this home is perfectly positioned for convenient day to day living. The property also benefits from easy access to major road networks, making commuting straightforward. With its combination of space, comfort, and location, this three bedroom terraced house represents a fantastic opportunity for those seeking a well maintained and versatile family home in a popular area. Early viewing is highly recommended to fully appreciate the quality and potential of this delightful property.
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







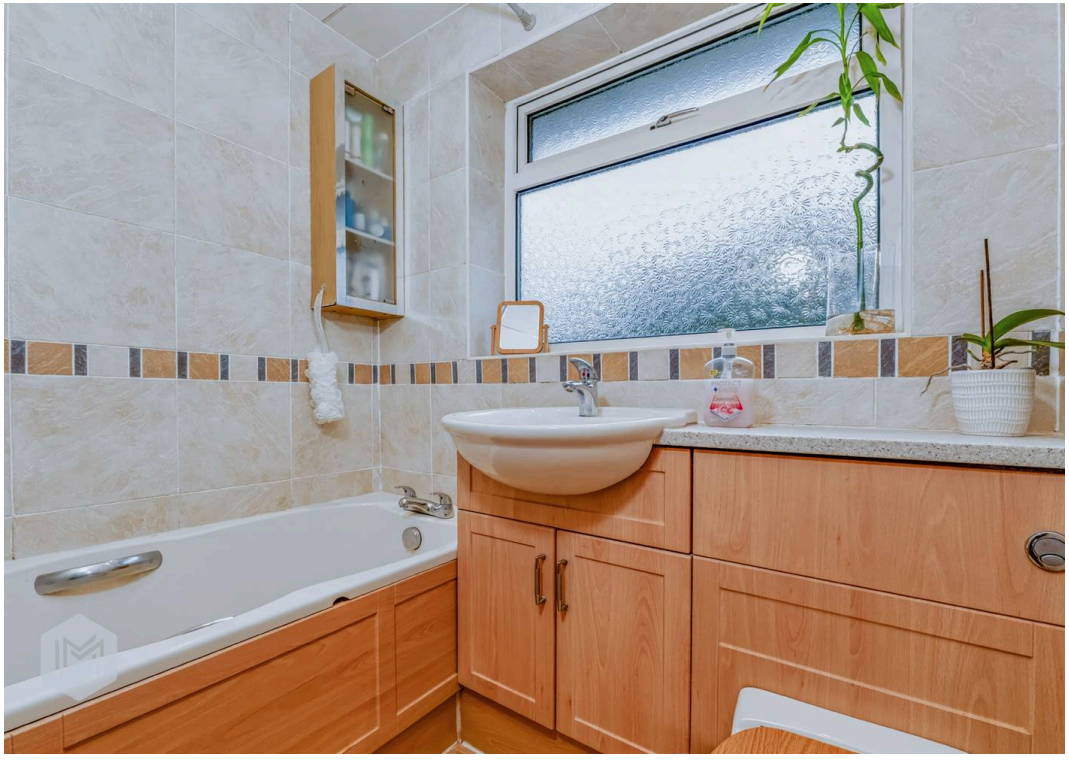




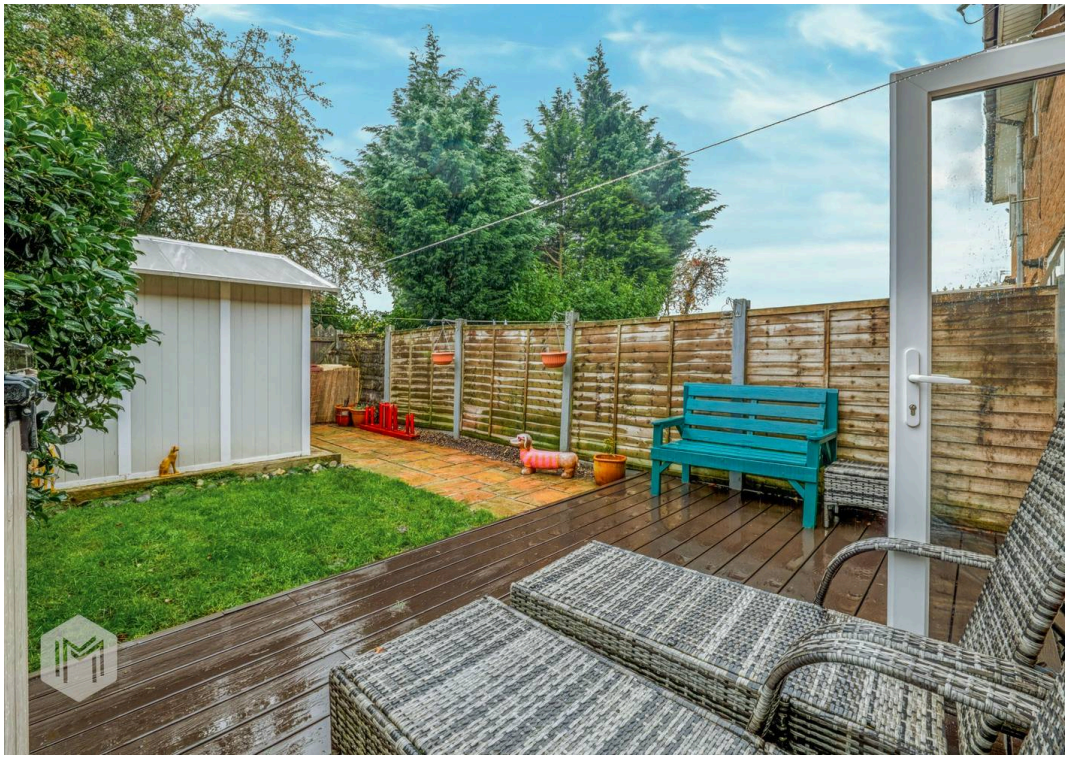




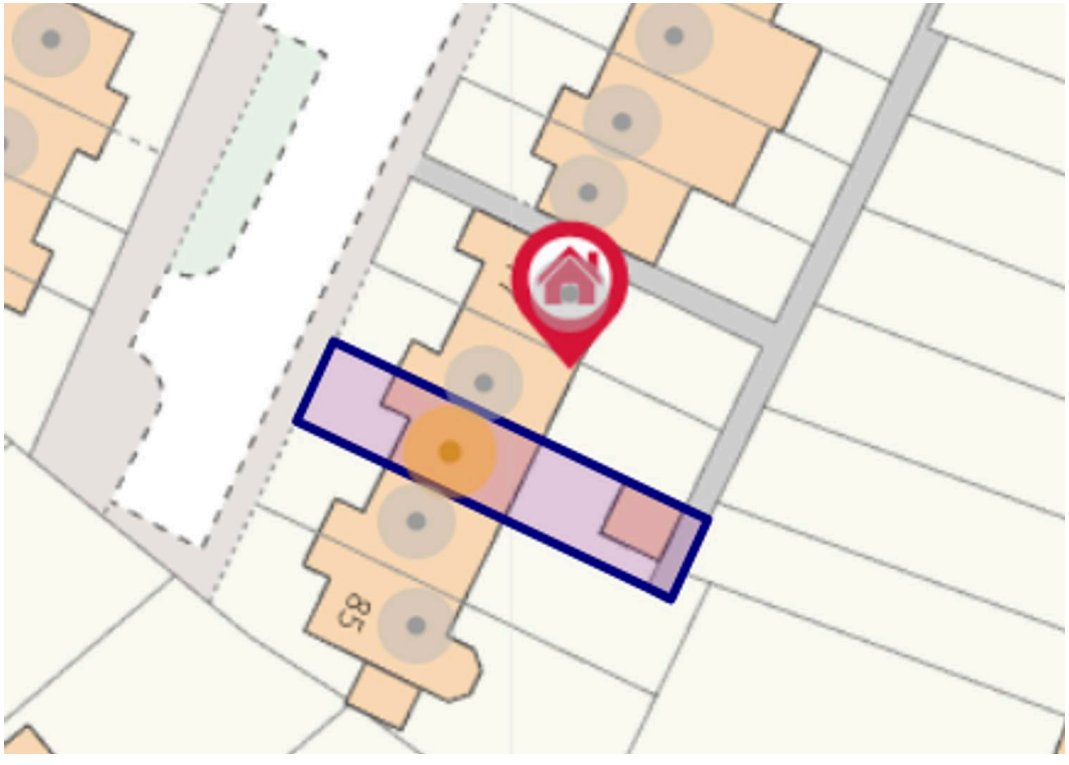

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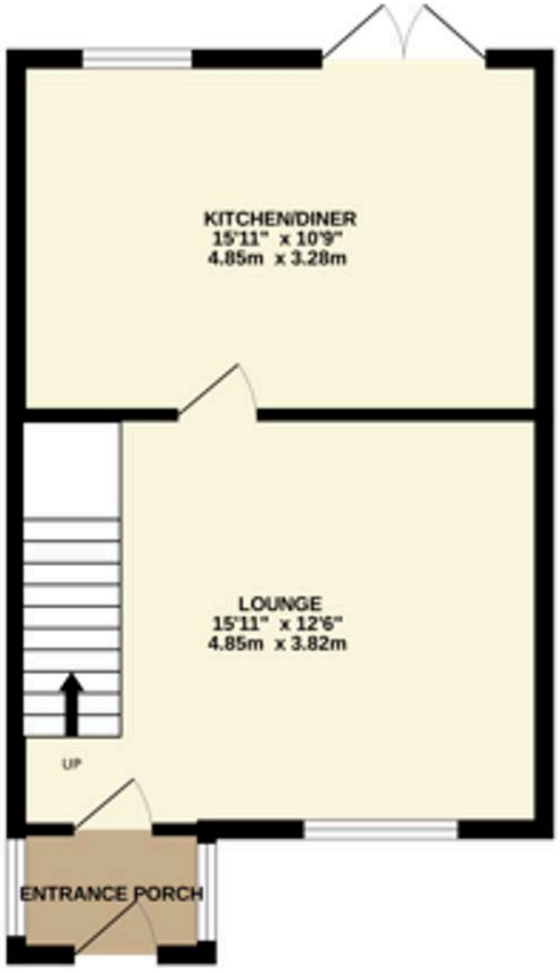




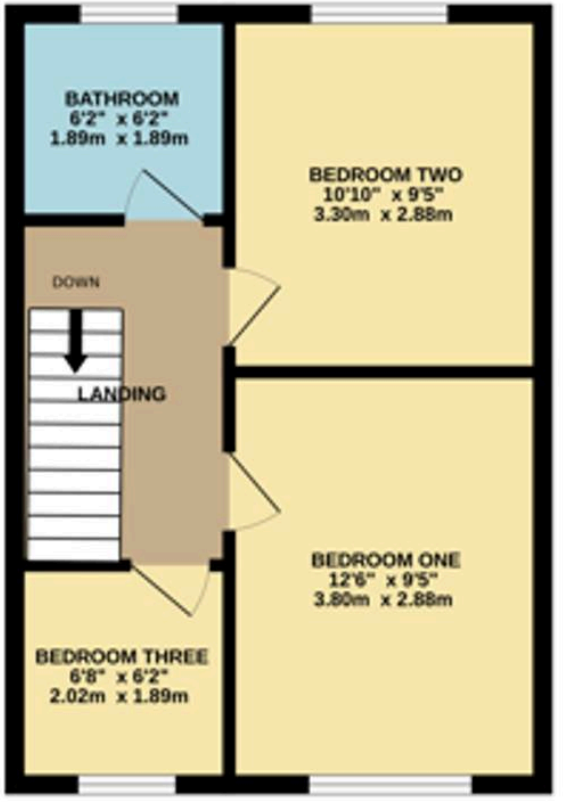



85

GROUND FLOOR
392 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



BL2 3QX

TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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