



4 Harley Avenue
Harwood, Bolton, BL2 4NU

Offers in the region of
£175,000

Property Features

- 2 Bedroom Semi Detached Property for sale
 - Huge Conservatory to rear
 - Ample off road parking
 - Enclosed rear garden
 - Two double bedrooms
 - Boiler fitted approx. years ago
 - Windows & Doors fitted approx. years ago
 - Feature Fireplace
 - FREEHOLD PROPERTY
 - EPC Rating C
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STEP INSIDE

The accommodation on offer briefly consists of; lounge with feature log burner, kitchen, large conservatory, two double bedrooms and a family bathroom.

On entering the property from the side aspect, the Kitchen area is the first room to visit. The Kitchen offers a full range of cream wall and base units with complimentary wooden work surfaces. Further features to this lovely kitchen include, a built in double electric oven, an induction hob, with overhead extractor fan, two ceiling pendants and tiled flooring. There is also space within the kitchen for a full-sized fridge/freezer, washing machine and dishwasher.

Leading on from the kitchen into the huge conservatory which located to the rear aspect. Overlooking the rear garden this room would be the ideal setting for a dining room, with ample space for furnishings of your choice.

The Lounge is positioned to the front aspect, featuring a beautiful log burner feature fire, with stone surround. The lovely bay window provides natural light throughout and space for living room furnishings. Further features include, fitted laminate flooring throughout, ceiling light, TV aerial and telephone point. The room also features the staircase giving you access to the first floor.

Rising to the first floor now, where you are greeted with two bedrooms and a family bathroom. The stunning contemporary family bathroom features a white suite



including a bath with overhead shower and shower screen, WC and wash basin. Further features include stylish floor tiles, fully tiled walls, extractor fan, frosted double glazed window and a wall mounted radiator.

Externally, to the front of the property you will find a large driveway leading up to the side of the property, ideal for off road parking. There is also a lawn to the front with conifers for privacy.

The rear garden offers a patio area, lawn and gravelled area with feature pergola. There is a shed ideal for storage and trees to the rear offering privacy.

LOCATION

Located on Harley Avenue just off Hough Fold Way, Harwood. The property is situated within easy reach of a wide number of excellent facilities, some of which briefly include Morrison's, Beauty Salons, Hairdressers, a Petrol Station and much much more. There are a number of excellent restaurants just a short drive away including, Baci which is a family run Italian restaurant specialising in authentic Italian food and Roka Mediterranean restaurant, serving Mediterranean food and cocktails. There is vast countryside nearby for walking and fishing for all nature lovers. There are excellent Transport links with a nearby bus service to Bolton Town Centre Egerton. There are plenty of reputable Primary Schools, a Secondary School, St Brendan's RC Primary School and Harwood Meadows CP School. Cannon Slade Secondary School is within walking distance from the property.

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