



## Links Road

Bolton, BL2 4EY

Offers around £215,000



No chain! Set in an elevated position on a large corner plot with pleasant views of the surrounding countryside, this semi-detached bungalow in Harwood offers a great opportunity for downsizers, first-time buyers, or anyone seeking easy-to-manage single-level living in a well-regarded location. The accommodation includes a central hallway, spacious lounge, kitchen, two good-sized bedrooms, and a shower room – all ready to move into or modernise to suit your taste. Outside, you'll find lawned gardens, a detached garage, and private driveway, making it both practical and easy maintenance with an attractive kerb appeal. Its large corner plot also gives it excellent potential to extend if desired (subject to permissions).



## Living Space

The central hallway provides a welcoming entrance to the home and leads through to the living space. At the front, the lounge enjoys a pleasant outlook thanks to the elevated position and is flooded with natural light through its large window. It's a great space to relax and unwind in comfort while enjoying the views. The kitchen offers everything you need day to day and could be modernised or redesigned for a more contemporary feel, depending on your requirements.

## Bedrooms & Bathroom

There are two generous bedrooms, both offering plenty of room and flexibility whether you need a guest room, home office or dressing room alongside your main bedroom. The main bedroom at the front also enjoys scenic views. The shower room is fitted as a wet room with tiled walls and a walk-in shower, basin and WC, and could be refreshed or reconfigured into a stylish bathroom space with ease.

## Outside Space

The plot offers great outdoor appeal, with a lawned front garden adding kerb appeal and further gardens wrapping around the side and rear. Whether you're into gardening, outdoor entertaining, or simply want a private spot to sit in the sun, there's plenty of potential here. A detached garage and private driveway provide secure off-road parking and useful storage.

## Location

Positioned near the top of Hardy Mill Road, this home enjoys a peaceful yet highly convenient setting. Harwood village centre is just a short walk away, where you'll find everything from supermarkets and local shops to cafes, pubs, and independent businesses. It's a lovely community vibe with all the essentials on your doorstep.

You're also within easy reach of scenic countryside walks and outdoor spaces, with neighbouring villages like Tottington, Affetside, Edgworth, Bradshaw, Bromley Cross and Egerton offering even more charming pubs, eateries, and weekend spots to explore. For broader amenities, Bolton and Bury town centres are a short drive away, offering retail, dining and transport connections. Whether you're downsizing or just starting out, it's a location that balances convenience, lifestyle and nature beautifully.

## Specific Details

Tax band: B

Tenure: Leasehold

Term: TBD

Ground rent: TBD

Heating system: Gas boiler and radiators

Boiler: Vaillant combi, located in the loft

Loft: Part boarded

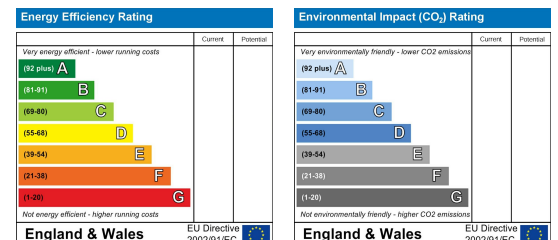
## Area Map



## Floor Plans



## Energy Efficiency Graph



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**Claves.**

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.

t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk