



Claves.



Longsight

Bolton, BL2 3HX

Offers around £210,000



Situated on Longsight in Harwood, this 3-bedroom end-terraced property benefits from generously sized rooms and a highly convenient location. In brief, internally the home features 2 reception rooms, kitchen, 3 bedrooms and family bathroom, ample integral storage, and externally benefits from plenty of off-road parking and south-facing garden to the rear.



The Living Space

Turn the key and step inside! This homely property welcomes you into its entrance vestibule, which opens further onto the hallway that connects to the two generous reception rooms. At the front a big bay window floods natural light into the dining room, which features a period fireplace adding to the property's character, and the room is grounded by beautiful solid wood flooring.

To the rear is the cosy lounge, featuring a traditional chimney breast in which sits a gas fire for pelting out warmth and a cosy orange glow in the colder winter months. An attractive aspect of this home is there are no neighbours to the right, instead, a bowling green which offers a lovely open aspect and green space to look onto.

The kitchen sits further to the rear, where two windows overlooking the green create a bright and airy feel. Integrated appliances include an electric oven and four plate gas hob with extractor, sink with mixer tap and drainer, and there's a spot within the units with plumbing for your washer. An understairs storage closet is positioned off the kitchen, providing further storage for your miscellaneous bits and bobs, as well as a place for your dryer.

Bedrooms & Bathrooms

Back into the hallway and up the stairs... A spacious landing leads to the three bedrooms which provide ample space for family life. Two of the bedrooms are very generous doubles - the master to the front spans the full width of the home, with two big windows ensuring a bright and airy feel. The third bedroom at the rear is a well-proportioned single. And a three piece family bathroom is situated in the middle of the landing, featuring bath with shower, wash basin and WC.

The Outside Space

The rear south-facing garden is a lovely sun trap in the warm summer months, with an artificial lawn providing a low maintenance space to unwind and enjoy some private time in the sun. The property also benefits from an integral storage room which is accessed via the garden. And down the right hand side of the home is a large area included on the property title, hence providing space for private/off-road parking.

Harwood, Bradshaw, & Beyond

Longsight is a highly convenient location to live, owing to its close vicinity to the centre of Harwood and Bradshaw which offers a great selection of amenities - all in walking distance! Amenities include independent shops, cafes and pubs, and the large Morrisons supermarket can be accessed in a couple minutes' walk.

The property postcode falls into the catchment area for a range of good schooling. Central Bolton, Bury, and the national motorway network can be easily accessed by car, and Hall'ith Wood and Bromley Cross train stations provide direct routes in Manchester and beyond.

With its position near the edge of the countryside, country walks and a range of outdoor pursuits are within a quick drive. And just a stone's throw from the property up Recreation Street there's a children's playground and green space - ideal for the little ones!

Services & Specifics

We are advised:

The property is Leasehold, with a ground rent of £2.50 per annum.

The length of the Leasehold tenure is 999 years from May 1907.

The tax band is B.

The utilities are all connected to mains supply.

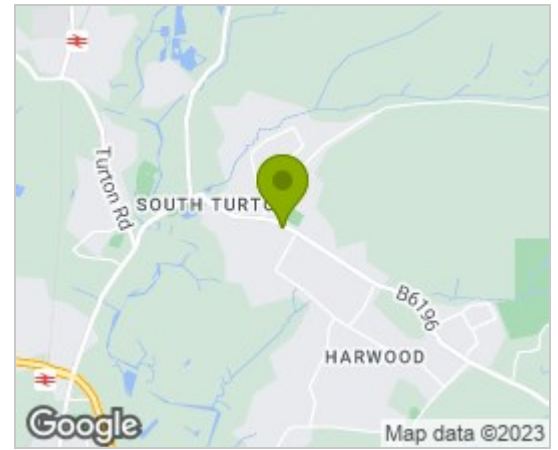
The property is heated via gas central heating with a Worcester combi located in the externally accessed storage room to the rear of the property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

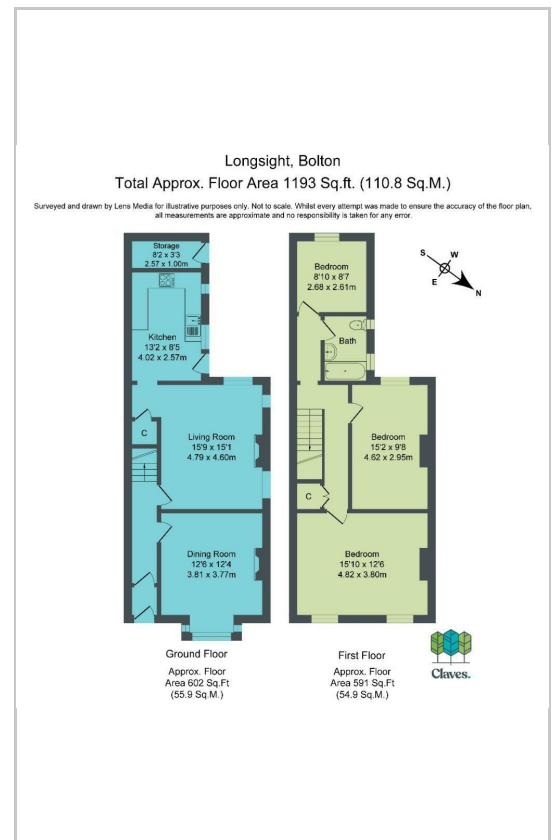
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Area Map



Floor Plans



Energy Efficiency Graph

