Claves.

Croft Gate

Bolton, BL2 3JJ

£240,000

3 1 1 E

Occupying a large plot on a leafy green cul-de-sac in Harwood, this semi-detached three-bedroom property is brimming with potential both inside and out, offering scope for modernisation and extending (subject to permission). The location is very well-connected while being quiet and tucked away. Externally the property boasts a generous plot which features gardens to front and rear, a large driveway and detached garage. A brief overview of the accommodation includes an entrance hall, lounge, kitchen-diner, three bedrooms and a family bathroom.

Living Space

On the ground floor the lounge is situated at the front with a traditional chimney breast and fireplace with gas fire. To the rear of the property the kitchen-diner spans the full width of the house and the kitchen features cream cabinetry with an integrated fridge-freezer, sink with drainer and tap, and an extractor hood.

Bedrooms & Bathroom

Upstairs the landing connects the three bedrooms which are well proportioned for family life, and the bathroom includes a three-piece suite featuring walk-in shower, wash basin and WC.

Outside Space

One of the standout features of this property is its generous plot sitting at the head of the cul-de-sac. The spacious driveway to the side of the home offers excellent potential to extend, while still allowing a drive, detached garage, and substantial rear garden with lawn and patio. The plot also benefits from the back garden backing onto greenery, creating a pleasant aspect while adding to privacy.

Location

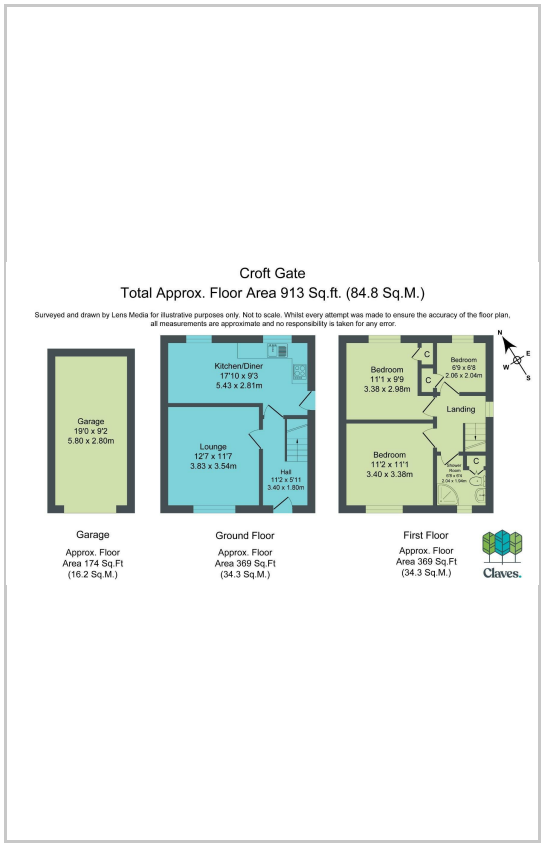
The location of this property benefits from the peace and quiet of a suburban cul-de-sac, while also having excellent access to the variety of amenities in Harwood, including good schooling options, a large Morrisons, independent shops and cafes, as well as pubs, bars and restaurants. All these amenities are within walking distance! The property is also near to scenic green spaces like Jumbles Country Park, and Hall'ith Wood Railway Station is within just a five minute drive.

Specifics

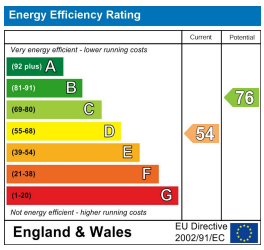
The tax band is C.
The tenure is Leasehold
Lease Length 999 years
Ground Rent £12.50 per annum
There is gas central heating with a Logic combi boiler in the bathroom.

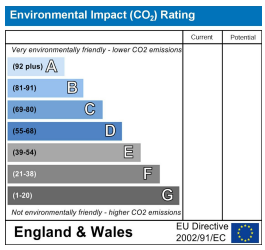
Area Map

Floor Plans



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Claves.
Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk