



INDEPENDENT ESTATE AGENTS



37 Longsight Lane, Harwood, Bolton, BL2 3JR

True bungalow close to the village center, offering two bedrooms, a dining kitchen, driveway, garage, rear garden and no onward chain. The original design is likely to be 3 bedrooms but the smaller bedroom has been repurposed as a dining room.

- TRUE BUNGALOW
- ORIGINALLY DESIGNED AS THREE BEDROOMS, CURRENTLY CONFIGURED AS TWO
- PLEASANT AND WELL-KEPT REAR GARDEN
- OFFERED WITH NO CHAIN
- LARGE, LIGHT-FILLED RECEPTION ROOM
- JUST A SHORT DISTANCE FROM THE VILLAGE CENTRE
- PRIVATE DRIVEWAY LEADING TO A GARAGE
- VERY WELL MAINTAINED THROUGHOUT LENGTHY OWNERSHIP
- LOCATED IN A VERY POPULAR VILLAGE
- EXCELLENT ACCESS TO

£280,000



37 LONGSIGHT LANE, HARWOOD, BOLTON, BL2 3JR

A well-presented true bungalow ideally positioned for easy access to the popular nearby village centre. Originally designed as a three-bedroom property, the accommodation is now thoughtfully arranged as two bedrooms with the addition of a spacious dining kitchen.

Externally, the property benefits from a private driveway, garage and a pleasant rear garden, and has been very well maintained throughout its long-term ownership. Offered with no onward chain, this is an excellent opportunity in a highly sought-after location

The sellers inform us that the property is Leasehold for a term of 999 years from 1 February 1967 subject to the payment of the yearly Ground Rent of £15.

Council Tax Band D - £2259.51

THE AREA

Longsight Lane is centrally located within the heart of Harwood, a popular village known for its range of independent shops, local services, cafés and bars, along with a major supermarket and golf club. Longsight Park is approximately 0.3 miles away, providing access to open green space and recreational facilities.

The bungalow sits toward the upper end of Longsight Lane and is just 0.1 miles from the nearest bus stop, offering frequent and convenient public transport links, while also enjoying easy access to the surrounding countryside



ROOM DESCRIPTIONS

Porch

5' 1" x 5' 2" (1.55m x 1.57m) Further access into reception room.

Reception Room

9' 4" x 9' 0" (2.84m x 2.74m) & 12' 3" x 15' 6" (3.73m x 4.72m) Window to the front overlooking the front garden area. Fireplace.

Inner Hall

2' 10" x 11' 1" (0.86m x 3.38m) Fitted store cupboard with gas central heating boiler positioned to the floor. Access to the kitchen.

Kitchen

8' 9" x 10' 4" (2.67m x 3.15m) Gable window. Exit door towards the garage. Thoughtfully designed incorporating electric hob, extractor, oven. Space and plumbing for washing machine, dishwasher and tall fridge freezer. Tiled splashback. Open access into a dining area.

Reception Room 2 / Bedroom 3

8' 9" x 8' 9" (2.67m x 2.67m) To the gable.

Bathroom

6' 0" (max) x 9' 0" (max into door recess) (1.83m x 2.74m) High level gable window. WC. Hand basin. Bath.

Bedroom 1

12' 1" x 9' 2" (3.68m x 2.79m) Rear double. Fitted with bedroom furniture. Rear window to the garden.

Bedroom 2

9' 0" x 11' 9" (2.74m x 3.58m) To the rear. Fitted bedroom furniture. Rear door with side screens.

Exterior

Garden

Shaped garden.

Large shaped block paved patio
Raised beds to the rear

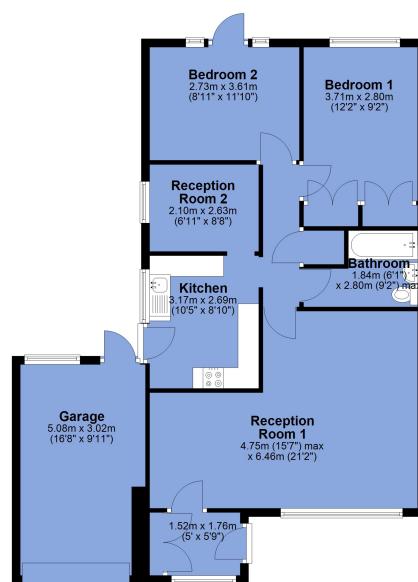
Garage

9' 11" (max) x 16' 4" (3.02m x 4.98m) Private rear door. Rear window. Electric up and over garage door. Fuse box. Meter.





Ground Floor



Total area: approx. 91.5 sq. metres (984.6 sq. feet)

