



Stitch MI Lane, Harwood, Bolton, Lancashire, BL2

£299,950

Unique semi-detached cottage situated in a tuck away position and sits on a generous plot with gardens to the front, side and rear and a driveway and detached garage providing parking for several cars. The property is has great potential to update, modernise and extend (subject to planning).

Accommodation briefly comprises of sitting room, lounge, dining room, family room, fitted kitchen, and ground floor shower room. To the first floor are three bedrooms and shower and bathrooms. Heated by gas central heating system and is partially double glazed.

Within easy walking distance is the family friendly White Horse pub. Harwood itself retains a traditional village feel, with everything you need within reach. From comprehensively stocked supermarket to Post Offices, pubs and restaurants, Harwood has you covered. On the cusp of the countryside, from the top of Stitch-Mi-Lane, step straight out into the fields – only a five-minute walk away. Within easy walking distance of the rural delights of Jumbles Country Park, only a mile and a half up the road, seek solace in nature at your convenience. placed for families, there are a number of well-reputed schools close by, including the highly lauded Canon Slade School and local primary St Brendan's.



Tel: 01204 598979

Ground Floor

Lounge

26' 6" x 18' 7" (8.08m x 5.66m)
Grand lounge, with fireplace, feature stone wall and ceiling. Window and stairs leading up to a Mezzanine landing.

Kitchen

11' 0" x 14' 8" (3.35m x 4.47m)
Window, kitchen units wall and base, sink with drain

Dining Room

13' 6" x 13' 6" (4.11m x 4.11m)
Bay window, storage cupboard

Sitting Room

14' 4" x 13' 6" (4.37m x 4.11m)
Two windows, fireplace with chimney breast and feature ceiling décor.

Family Room

13' 9" x 14' 5" (4.19m x 4.39m)
Two windows, fireplace with chimney breast and feature ceiling décor.

Downstairs Shower Room

11' 2" x 4' 7" (3.40m x 1.40m)
Window, shower cubical, sink and wc

First Floor

Bedroom One

24' 0" x 7' 4" (7.32m x 2.24m)
Two windows, wardrobes.

Bathroom

7' 4" x 8' 6" (2.24m x 2.59m)
Window, bathroom, wc, sink

Bedroom Two

11' 1" x 15' 6" (3.38m x 4.72m)
Window

Bedroom Three

14' 9" x 15' 6" (4.50m x 4.72m)
Window

Shower Room

10' 3" x 5' 2" (3.12m x 1.57m)
Window, shower cubicle, wc and sink.

EXTERNAL

Front rear and side gardens

Mixture of lawn, paved, and flagged areas, fence and hedge enclosed.

Detached Garage and Driveway

Ample driveway with double wooden gates, detached garage with wood storage room.

