



HARDY MILL ROAD

HARWOOD, BOLTON, BL2 4EF



NEWTON & CO

STEP INSIDE!

IF YOU'RE SOMEONE WHO
CHERISHES WILDLIFE OR
RELISHES WAKING UP TO
EXPANSIVE COUNTRYSIDE
VISTAS, THEN THIS
BUNGALOW IS THE
PERFECT HOME FOR YOU!





Nestled discreetly off Hardy Mill Road, discover this charming and roomy detached bungalow embraced by picturesque sprawling countryside. Steeped in nearly 50 years of cherished family memories since its inception, it is now on the market for the first time, offering a unique opportunity to purchase with no chain.

As you venture through the gates and proceed along the gravel driveway, you'll find plenty parking spaces just before the garage of Number 83.



Step inside the carpeted entrance hall, light and bright courtesy of the glazed panels either side of the front door. Tuck your coats and boots in the handy storage cupboard before continuing through.



To your right is a spacious lounge, flooded with natural light, courtesy of two generously sized windows that frame picturesque views of the surrounding garden and sprawling countryside. To one side of the lounge, a feature brick accent wall creates a nod to the era's design trends, adding a touch of character and texture.





Adjacent to the lounge is the dining room, separated by two glazed panels that allow the natural light to flow between the spaces. These panels provide a visual connection while maintaining a sense of distinction between the two areas. Boasting its own view of the garden and countryside beyond, it creates a versatile space that can accommodate intimate family meals or larger gatherings,



Next door, step into the kitchen, where soft blue walls embrace the space, harmonising with the white cabinets that offer ample storage. Integrated appliances, including fridge, freezer, oven, and grill, discreetly blend into the cabinetry. A stainless steel extractor fan hovers above the halogen hob, creating a focal point. The sink, strategically placed under a window with garden views, transforms daily chores into serene moments, while a glazed door opens to a garden retreat, bathing the room in natural light.

A handy utility room is nestled to the back of the garage offering a separate space for washing machine and tumble dryer.



To the front of the home discover the main bedroom accentuated by the fitted white wardrobes nestled in the corners and matching bedside drawers. A large window floods the room with light, offering views over the front garden.



Peep through to the fitted dressing room, where beech wardrobes and a dressing table offer a practical and stylish arrangement. Natural light streams through the window, offering glimpses of the side garden.

Moving on, discover the ensuite shower room, adorned with white tiles reaching dado height. Amenities include a shower, WC, pedestal wash basin, and a bidet. Grey wall finishes creates a sleek contrast with the white floor tiling.



Also looking out over the front garden is bedroom two, a comfortable double decorated in pale yellow.



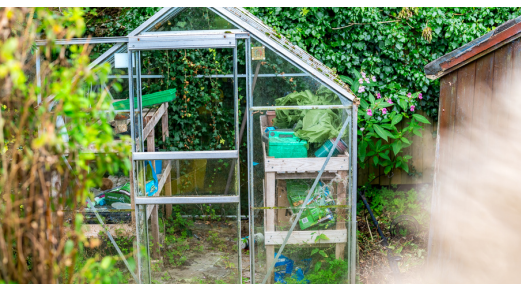
Next door, the third bedroom is finished in soft blue hues with fitted wardrobes and soft grey carpeting.



Serving the bedrooms, is a family bathroom where a retro pink bath, wash basin, and shower evoke a sense of nostalgia, while tiled walls offer a clean backdrop. Adjacent, a separate WC adds practicality to the space, ensuring functionality for the entire family.



Step outside into the picturesque haven of a lawned garden that envelops the bungalow, creating a serene and inviting atmosphere. The lush expanse of greenery wraps around the dwelling, offering a tranquil escape from the outside world. As you make your way to the back garden, a breath-taking panorama unfolds, where the garden seamlessly merges with the rolling countryside hills beyond.

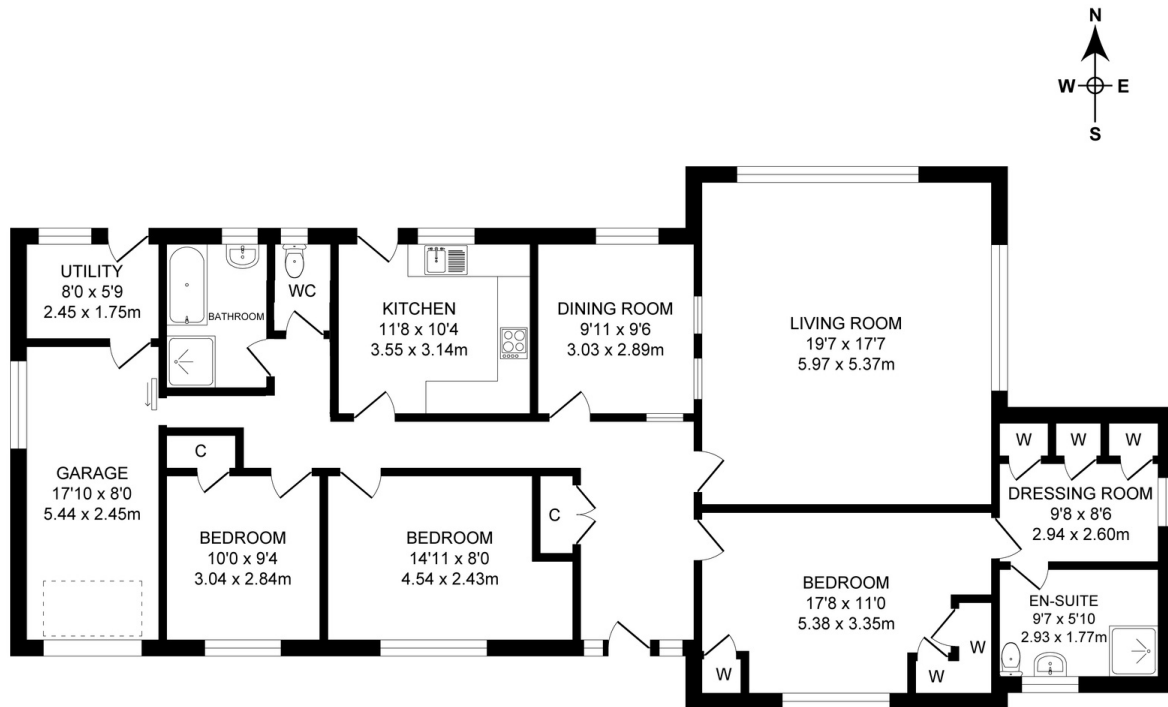


Adding to the allure, a paved patio extends from the house, providing a perfect outdoor retreat. This paved area serves as an oasis for relaxation, where you can enjoy the fresh air, entertain guests, or simply bask in the sun's warmth. Whether stepping out for a morning coffee or an evening gathering, the combination of the lawned garden and the paved patio offers a seamless blend of natural splendour and functional outdoor space, enhancing the overall appeal of the bungalow.



"A HEARTY HOME ON
THE EDGE OF OPEN
COUNTRYSIDE."

83 HARDY MILL ROAD



APPROX. FLOOR
AREA 160.4 SQ.M
(1726 SQ.FT.)

TOTAL APPROX. FLOOR AREA 160.4 SQ.M. (1726 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

KEY FEATURES:

- Detached Bungalow Surrounded In Open Countryside
- Sought After Location Offered For Sale For First Time In 50 Years
- Three Bedrooms
- Master With Dressing Room & En-suite
- Two Reception Rooms
- Gated Driveway For Several Cars
- Garage & Utility
- Great Sized Enclosed Lawned Gardens
- EPC Rated: C
- Council Tax Band: E
- Tenure: Freehold
- No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Out & About:

Situated in the village of Harwood, Number 83 is within walking distance to excellent local amenities including schooling, shopping, library, post office, local hair & beauty salons and is within close proximity to popular local, pubs and restaurants. For those that love the outdoors, take a stroll up the road or along the various countryside public footpaths off Tottington Road, Brookfold Lane or Longsight Park. Jumbles Country Reservoir is less than 5 minutes' drive away for a spot of exercise in the open countryside. For commuters, Bromley Cross station is only a few minutes drive away for links to larger towns and the property is also conveniently placed on the bus route to both Bolton and Bury Town centres.



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ROAD

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