

31 Manor Gardens Hough Fold Way, Harwood, Bolton

£165,000

Miller Metcalfe

Every step of the way

31 Manor Gardens Hough Fold Way

Bolton

OFFERED WITH NO ONWARD CHAIN AND IS 100% OWNED BY THE SELLER This beautifully presented two-bedroom apartment is situated on the second floor of a sought-after over 55's development, offering a wonderful opportunity for those seeking a comfortable and well-maintained home in a popular location. The apartment welcomes you with a generous hallway that leads to all principal rooms, creating a sense of space and easy flow throughout. The living room enjoys a lovely aspect with a Juliette balcony, providing an abundance of natural light and a pleasant outlook that enhances the overall ambience of the apartment. The kitchen is thoughtfully designed with modern fittings and ample storage, making it both practical and attractive for every-day use. Both bedrooms are well-proportioned, with the main bedroom having ample space for wardrobes for added convenience. The second bedroom offers flexibility and could serve as a comfortable guest room, study, or hobby space depending on your needs. The bathroom is finished to a high standard, thoughtfully designed with comfort, ease of access and safety in mind, including a full size walk-in bath with overhead shower. The property is decorated in neutral tones, ensuring it will suit a variety of personal styles and is ready for immediate occupation without the need for further improvement. Residents of this development benefit from a welcoming community atmosphere, with the added reassurance of secure entry and lift access to all floors (ideal for ease of mobility). The location is especially popular, with a range of amenities close by including shops, medical facilities, and excellent transport links, allowing for convenient access to the wider area. The apartment also enjoys double glazing and efficient heating, ensuring comfort throughout the year. This apartment represents an ideal choice for those looking to downsize or enjoy a low-maintenance lifestyle without compromising on quality or location. Viewing is highly recommended to fully appreciate the standard of accommodation on offer and the attractive setting of this well-regarded development. Whether you are seeking a peaceful retreat or a base close to local conveniences, this property combines practicality, style, and a welcoming environment, making it a standout option for buyers over the age of 55. For further information or to arrange a viewing, please contact our office and a member of our team will be delighted to assist you.

PLEASE NOTE: We are awaiting confirmation that probate has been applied for

Council Tax band: B

Tenure: Leasehold







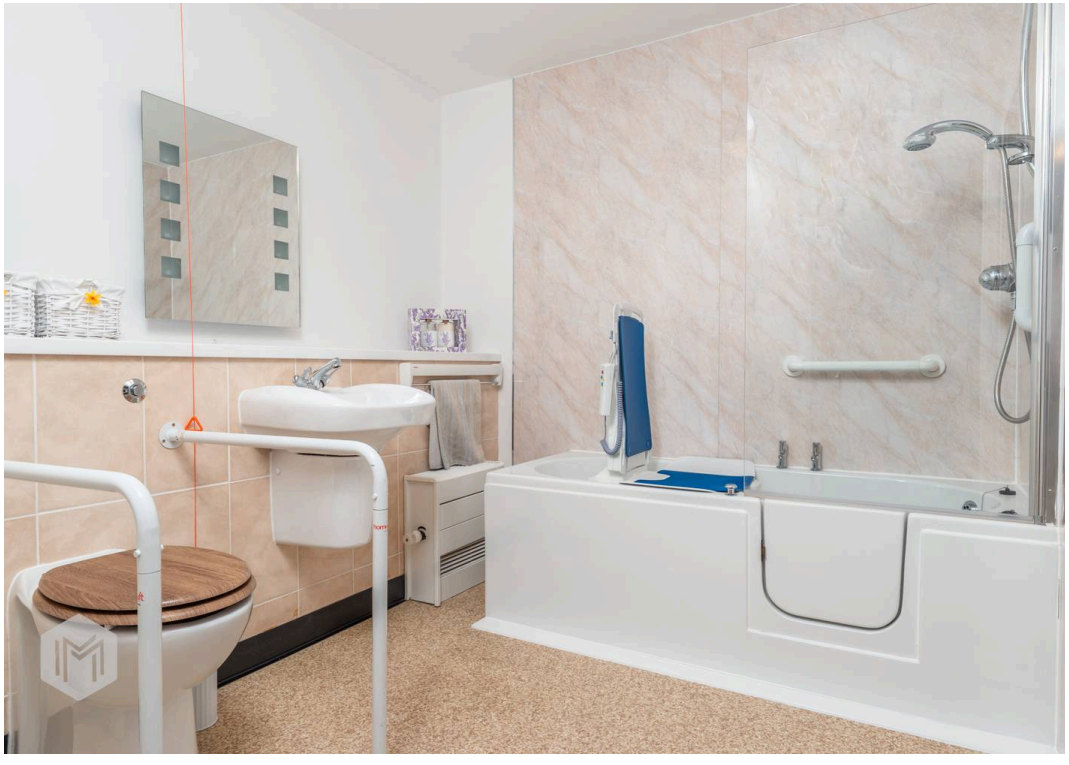












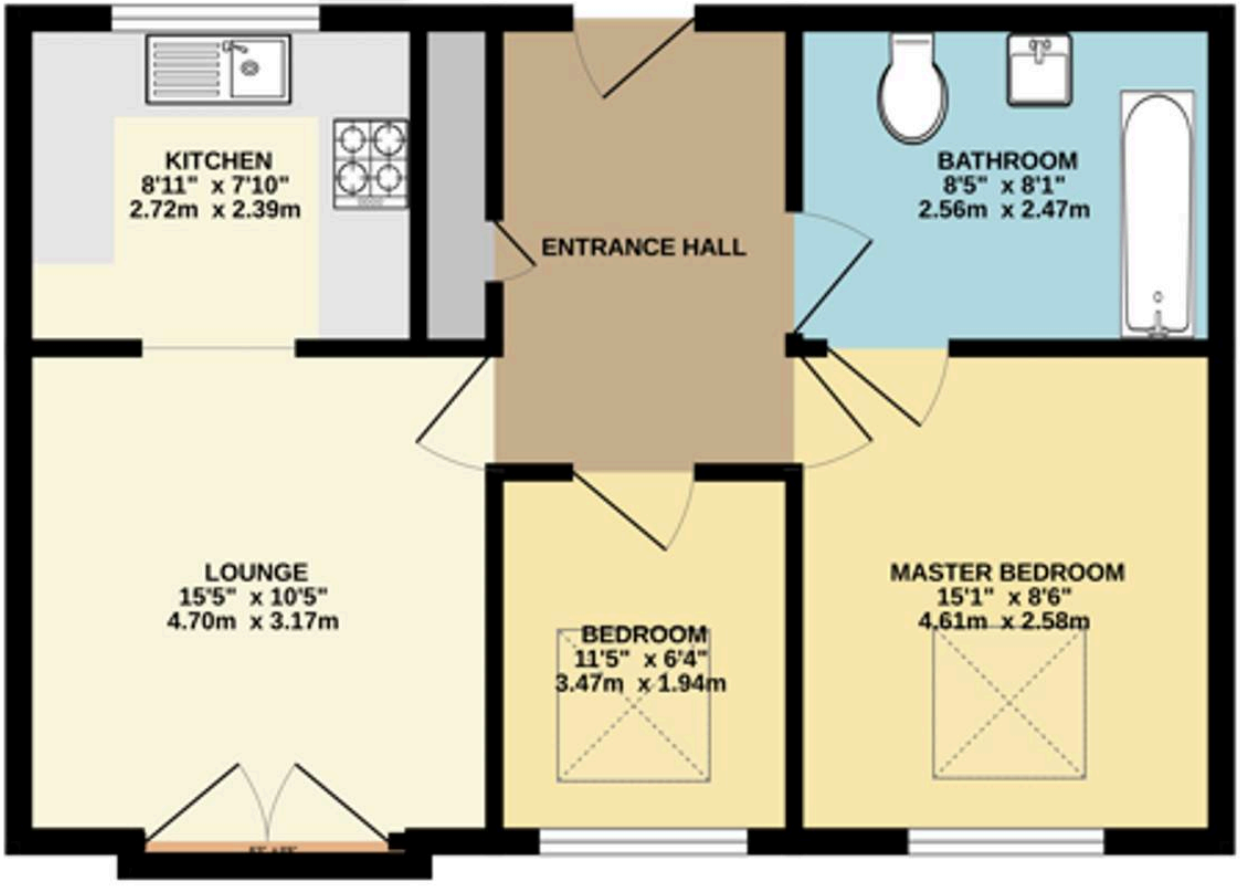








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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