



22 Seaford Road, Harwood, Bolton BL2 4BY

AW ALEXANDRA WEST

THE PROPERTY

This attractively renovated three bedroom family home occupies a gently elevated position on Seaford Road. A cool and sophisticated colour palette, oak & glass staircase, and sleek oversized floor tiles are just a few of the touches that give this well presented property its star quality. Having undergone a transformation over recent years which includes a re-wire, new roof, new heating system, kitchen and bathroom....all that is left to do is move in and unpack. The neatly edged borders to the front garden are planted to provide a splash of colour and a double drive provides ease of parking with a single garage for an additional space or storage. At the rear, the back garden has been nicely landscaped with raised borders, a lawn for the little ones to play and a decked terrace to sit and relax and enjoy the sunshine.

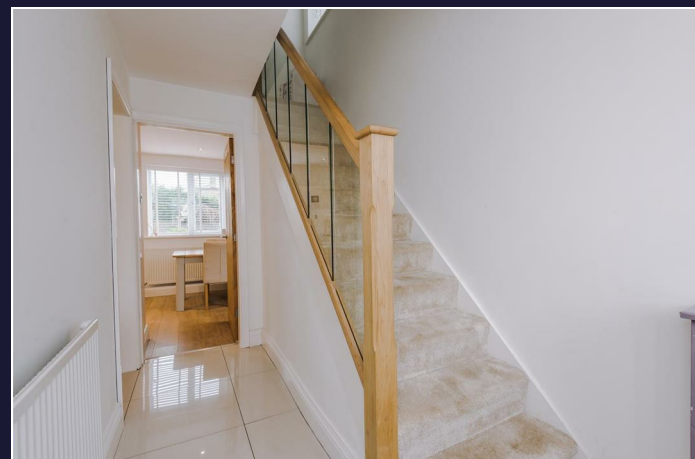
THE ACCOMMODATION

Step inside and into the entrance hallway where you are greeted with a fabulous glass & oak staircase and large cream tiles underfoot with a recessed doormat making this the most practical and stylish of hallways! From here you can see straight through to the kitchen where the light streams through from the large window at the back of the house. First let's visit the lounge to your left, a lovely bright room with a large window at the front and a fireplace creating a focal point where all your wiring is concealed for your TV. Continue along the hallway and through to the kitchen. The cream gloss units add even more light to this room whilst the floor and work surfaces create an attractive contrast. Built into the kitchen you have a range of integrated appliances including a fridge, freezer, tilt and slide Neff oven, extractor hood and ceramic hob. There is some handy storage in the kitchen leading under the stairs to keep all the clutter out of sight. A side door takes you out to the garage and round to the back garden, wooden gates at the side keep this area enclosed. Back into the hallway and follow the contemporary staircase to the first floor, the light continues to stream in making the landing area a lovely bright space. From here you have the bathroom which is fitted with a white suite with a shower over the bath and three bedrooms, two doubles and a single. The largest room at the front has a range of fitted furniture to allow plenty of storage.

THE LOCATION

Situated just off Tottington Road, Seaford Road is a popular residential development in the village of Harwood offering excellent daily amenities. You have local schools at all levels, excellent shopping facilities, doctors surgery, dentist, library, beauty salons, pubs, restaurants and much more. There are bus stops on Tottington Road giving easy access to both Bolton and Bury Town centres and you are within easy access of Bromley Cross and Hall itn wood train stations to get you to Manchester. If you love to get out and about there is some beautiful countryside and plenty of great walks very close by.







Total area: approx. 71.1 sq. metres (764.8 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	
	85		87
	69		72

469 Darwen Road, Bromley Cross, Bolton, BL7 9DZ

Tel: 01204 597220

Email: homes@alexandrawest.co.uk

www.alexandrawest.co.uk

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These Sales Particulars do not constitute a contract or part of a contract. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.