



## 24 Brook Gardens, Bolton

£200,000 Freehold

Three bedrooms semi detached property in Harwood • in need of modernisation • Detached garage to rear • Driveway for four vehicles • Beautiful mature rear garden • Very desirable location • Walking distance to local amenities • Close to outstanding schools both primary and secondary • Close to Bromley Cross train station • Perfect opportunity to put your own stamp on this property

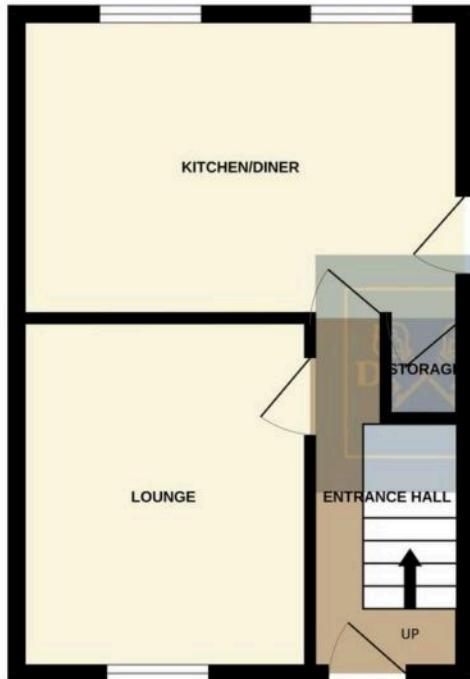




Presented to the market is this three bedroom semi-detached property, ideally located in the highly desirable area of Harwood. This home represents a fantastic opportunity for buyers seeking a property to modernise and personalise to their own tastes. The spacious accommodation comprises a generous lounge, a kitchen area, and three well-proportioned bedrooms, offering ample space for family living.

The property benefits from a detached garage to the rear and a substantial driveway providing off-road parking for up to four vehicles. Situated within walking distance of local amenities, and close to outstanding primary and secondary schools, the location is ideal for families. Bromley Cross train station is also nearby, ensuring excellent transport links for commuters. This property is perfect for those looking to put their own stamp on a home in a sought-after neighbourhood.

GROUND FLOOR



1ST 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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Externally, the property is approached via a flagged pathway that leads to the entrance, bordered by a small lawned area, mature bushes, shrubs, and a low-level brick wall, creating an inviting frontage. The tarmac driveway offers ample parking and leads to the detached garage, which features an up and over door for easy access. The beautiful mature rear garden is a particular highlight, featuring a concrete patio area, lawned and stoned sections, and a concrete path that leads towards the rear boundary. The garden is enclosed by fence panels and is planted with established conifers, bushes, shrubs, and small trees, providing privacy and a tranquil setting for outdoor relaxation or entertaining. This generous outside space offers plenty of potential for gardening enthusiasts or those simply wishing to enjoy a peaceful retreat.