



## Lynwood Grove

Bolton, BL2 3JZ

£345,000



No chain! Tucked away on a quiet cul-de-sac and within easy walking distance of Harwood's shops, cafés and everyday amenities, this attractive two-bedroom detached bungalow offers well-balanced, single-level living ideally suited to those looking to downsize without compromise.

Beautifully maintained and thoughtfully upgraded in recent years, the property is presented in excellent condition throughout, with generous room proportions and modern finishes ready to move straight into.

The accommodation briefly comprises a welcoming porch, a spacious dual-purpose living and dining room, a well-appointed kitchen-diner, two comfortable double bedrooms, a contemporary bathroom, and an integral garage. Externally, there is a lawned front garden with driveway parking, alongside a private and well-tended rear garden with patio seating area.



## Living Space

The kitchen has been stylishly updated in recent years and remains in excellent condition, featuring quartz worktops, sleek gloss cabinetry, and quality tiled finishes. A comprehensive range of integrated appliances includes a Neff oven and combination microwave, induction hob with Caple hood, dishwasher, fridge-freezer, additional undercounter fridge, wine/drinks fridge, and a Quooker instant boiling water tap. There is ample space for a dining table, with French doors opening directly onto the garden—creating an ideal setting for relaxed day-to-day living and easy indoor-outdoor flow during the warmer months.

The main living room is bright, spacious and highly versatile, with a large front-facing window allowing in plenty of natural light. A stone fireplace provides a traditional focal point, while the generous proportions comfortably accommodate both lounge and dining areas if desired.

## Bedrooms & Bathroom

Both bedrooms are well-proportioned double rooms, each benefitting from fitted furniture and enjoying a pleasant outlook over the private rear garden—offering a peaceful and comfortable retreat.

The bathroom has also been upgraded to a modern standard, with fully tiled walls and flooring and a well-designed four-piece suite. This includes a walk-in shower, separate bath, vanity unit with storage, WC, and a heated towel rail—combining practicality with a clean, contemporary finish.

## Outside Space

The property offers excellent kerb appeal, with a neat front lawn and driveway providing convenient off-road parking alongside access to the integral garage.

To the rear, the garden is both private and well established, featuring a generous lawn, mature planting, and a patio area positioned to enjoy the sun—ideal for relaxing or light gardening. With side access and a garden shed, the space is both practical and easy to maintain, perfectly suited to those seeking outdoor enjoyment without excessive upkeep.

## Location

Lynwood Grove is a quiet and well-regarded cul-de-sac in the heart of Harwood, a popular residential spot known for its strong sense of community and excellent local amenities. Just a short walk away, Harwood village offers a range of shops, cafés, supermarkets and everyday conveniences, making it ideal for those seeking easy, accessible living. Nearby countryside such as Jumbles Country Park also add lifestyle appeal for those who enjoy scenic walks. The area is also well served by local transport links, providing straightforward access into Bolton and surrounding areas.

## Key Details

Tenure: Leasehold

Ground rent: £12 per annum

Lease term: 999 years from February 1967

Tax band: C

Heating: Gas boiler and radiators

Boiler: Viessman combi, located in the garage

Water: On a meter

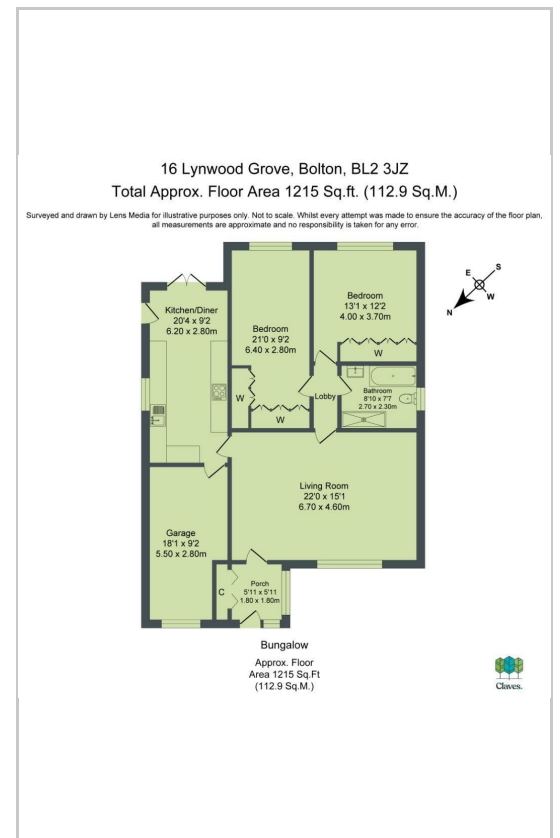
Security: Alarmed

Loft: Boarded with ladder and lighting

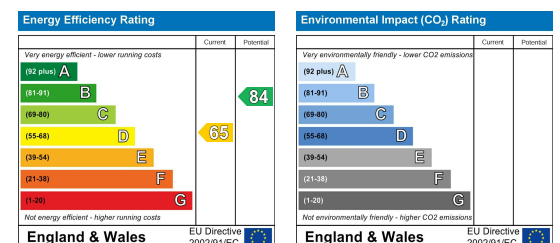
## Area Map



## Floor Plans



## Energy Efficiency Graph



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