



ROSE WOOD HOUSE

Harwood



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On the cusp of the countryside and conveniently close to shops, schools, church and amenities, find your forever home at Rose Wood House, Longsight Lane in Harwood.

Pull off the road onto the gated, block-paved driveway, where there is an Electric Vehicle Charging Point. High hedging provides privacy to the front.



PERIOD CHARM

Make your way inside, through the front door with feature stained-glass, emerging into a porch, handy for coats and boots, before opening a second stained-glass door into the entrance hallway.

Period high ceilings are a feature of this extended 1930s home, alongside a bright, broad entrance hallway, lined underfoot with wooden flooring. A large bathroom to the left features a chequered floor, with white tiling to the walls alongside a wash basin, WC and walk-in shower.

Make your way through the door on the right into the dining room, where feature William Morris wallpaper complements the green hues in the curtains, which dress the bountiful bay window to the front, through which light floods in. Original wooden flooring gleams underfoot, finished to a high polish. A spacious room, with ample space for a piano, picture festive feasting at Christmas time, with tree lights twinkling in the window. A remote-controlled gas fire adds warmth, set within an attractive stone surround.





RELAX & UNWIND

Returning to the entrance hall, note the storage available beneath the stairs, as you make your way ahead and right into the bright and spacious sitting room, where period features include elegant coving to the ceiling. French doors open to the rear garden, perfect for families and providing an easy flow for summer parties and gatherings. Warmth emanates from the multifuel stove, set beneath a solid wood mantel. Sconce lighting adds subtle lighting in the evenings.

Back in the entrance hall, to the rear, arrive at the open-plan kitchen-playroom, which could also serve as a dining area or snug lounge. Perfect for families, keep an eye on the children as you rustle up dinner at the Range-style cooker. There is also space for an American-style fridge-freezer, a washing machine, dishwasher and dryer. Oak worktops provide ample preparation space set above inky blue cabinetry.

Light streams in through large windows overlooking the garden. Step outside through the rear door onto the block-paved patio. A sumptuously sized, sociable room, enjoy catching up on the events of the day with the family at mealtimes.





AND SO TO BED...

Retracing your steps to the entrance hall, ascend the carpeted stairs to the first floor where the stairs divide to both left and right.

Turning left, discover the nursery, nestled to the front of the home. Dressed in neutral tones of soft yellow, grey and white, this room is soothing and peacefully presented.

Across the way another bedroom is dressed in soothing grey and sage tones, framing views out over the rear garden.

Cross the landing to the other side, where a second family bathroom features a luxurious roll top bath with showerhead attachment. Fully tiled in white and sage, there is also a wash basin and WC, all in keeping with the home's period.





Next door a guest bedroom offers ample wardrobe space and room for a double bed. Light flows in through a large window, overlooking the rear garden.



Facing the front of the home, arrive at the main bedroom where grey carpet extends underfoot and duck egg tones dress the walls. Spacious and bright, the broad bay window invites constant light flow through. Sleep soundly in this restful bedroom.



Finally, arrive at the home office, also set overlooking the front of the home and with original wood flooring underfoot. Overhead a large hatch opens to the fully boarded loft above.





NATURE'S PLAYGROUND

Outside, soak up the sunshine on the patio terrace, the perfect place for alfresco dining, barbecues and sunset drinks.

Fully enclosed, a large, lush lawn with bark lined borders is perfect for the youngsters' professionally built climbing frames and games, alongside a large summerhouse furnished with electricity and lighting.

Peaceful and private, birdsong resonates from the surrounding trees. There is also a dedicated wood store and a productive vegetable patch. To the far end a beautiful cherry blossom provides a spectacular back drop every spring.





OUT & ABOUT

Perfectly positioned for easy access to the local shops and bars in Harwood, families are well served with Longsight Park only five minutes' walk away. Those with young children can also attend the community toddler group at the end of the road, just a one-minute walk away.

Dine out at popular local Italian restaurant Baci, only 15 minutes' walk away – driveable in just five minutes. Why not try out the trendy recently opened Bill and Coo – an all-day café-bar, just two minutes' walk away, or choose from a great selection of real ales at the recently opened Nook and Cranny. The Crofters Arms is also only ten minutes' walk away for dining.

Plenty of pubs are available in walking distance, including the Seven Stars and Grey Mare, traditional inns within a ten-minute walk.

Work up a thirst prior to partaking in a pint, with an invigorating walk around Jumbles reservoir or to Affetside, or up to the Harwood moors.



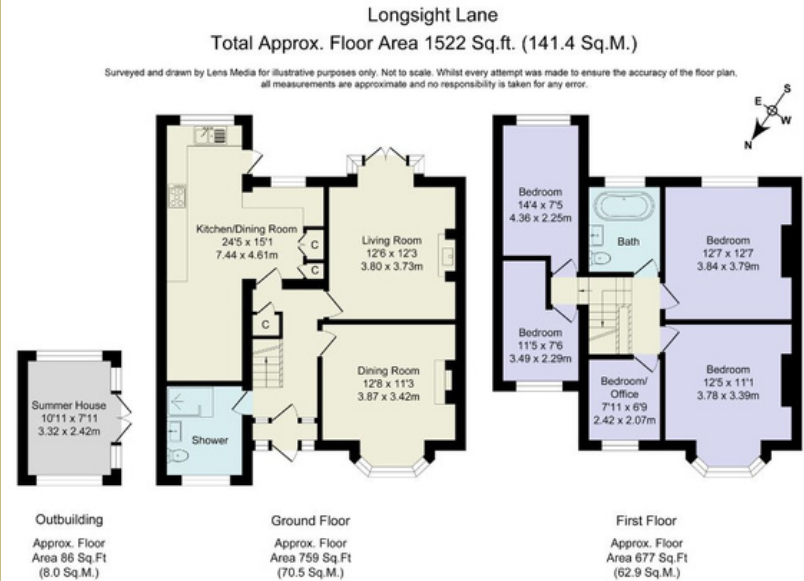


With every amenity close to hand, Morrisons, a hairdresser, takeaway restaurants, sandwich shops, a Post Office, doctors, barbers, opticians and dentist are all within a five-minute walk.

Children are well served by excellent local schools, including St Brendan's, Hardy Mill, Harwood Meadows and St Maxentius primary schools alongside Turton, Thornleigh and Canon Slade secondary schools.

Commute with convenience, with both Bolton and Bury town centres accessible within 10-15 minutes. Meanwhile, Bromley Cross station provides links to Manchester and Blackburn within 10 minutes. For days out, the Lake District, Blackpool, the Trough of Bowland and Trafford centre can all be reached within an hour.

An ideal home for a young family looking to grow, for blended families requiring five bedrooms, and those who love period homes, Rose Wood House offers relaxed family living with style in an excellent location within walking distance to all local amenities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	68 d	
39-54	E		
21-38	F		
1-20	G		



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FINER DETAILS

- Leasehold
- 910 Years Remaining
- Ground Rent - TBC
- Council Tax Band C
- 1930s Period Property
- 5 Bedrooms
- Gated Driveway for 3 Cars
- Electrical Car Charging Point
- Open Plan Kitchen/Dining Area
- Original Floorboards in Hallway & Dining Room
- Feature Fireplace in Dining Room
- Large Rear Garden with Patio Area, Grass & Mini Vegetable Patch
- Summer House Suitable for Office Use



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To view Rose Wood House

Call 01204 773 556

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WAINWRIGHTS

ESTATE AGENTS