

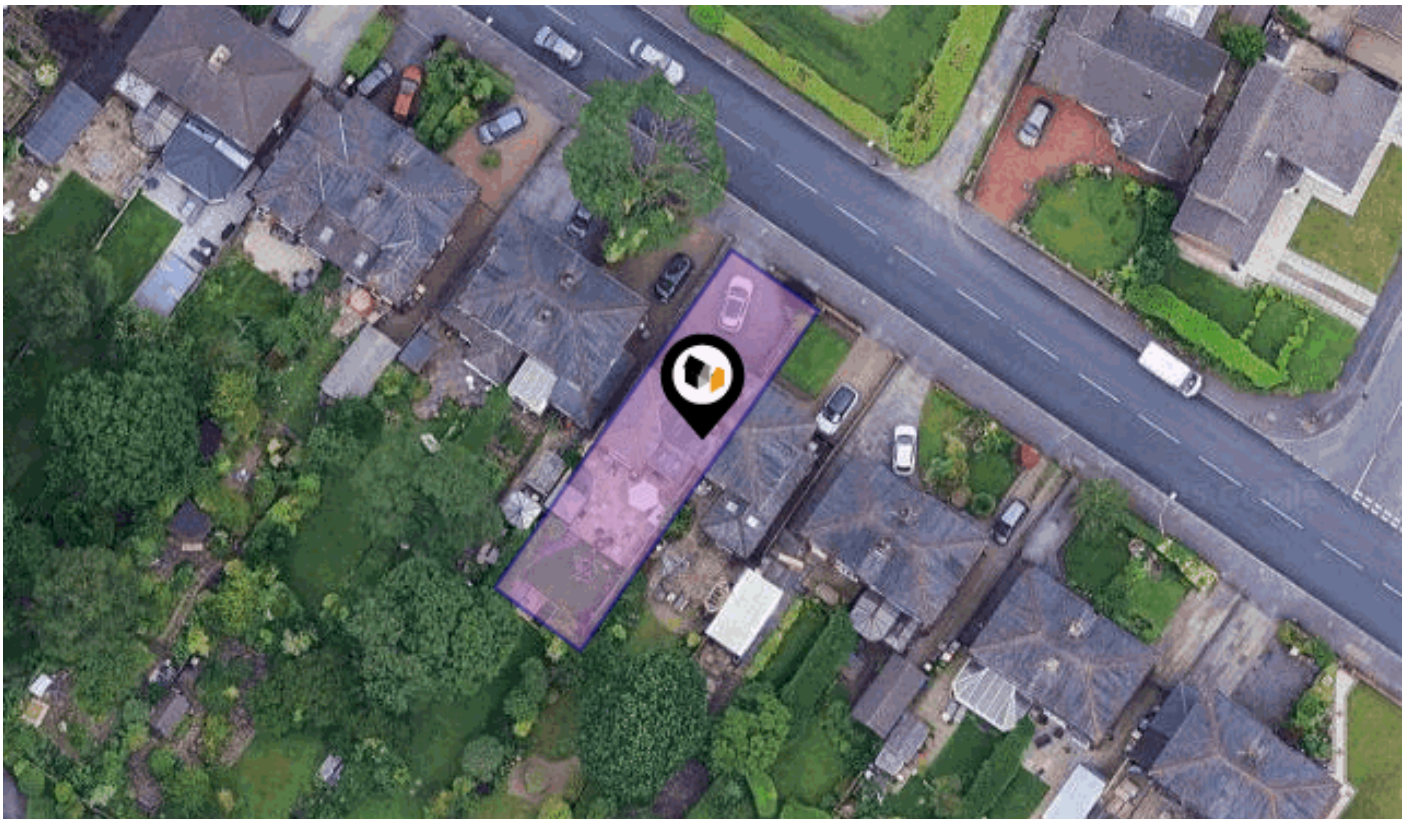


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03rd July 2025



172, HARDY MILL ROAD, BOLTON, BL2 3PW

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Property Overview



Property

Type:	Semi-Detached	Last Sold Date:	10/06/2022
Bedrooms:	3	Last Sold Price:	£332,500
Floor Area:	979 ft ² / 91 m ²	Last Sold £/ft ² :	£339
Plot Area:	0.07 acres	Tenure:	Leasehold
Council Tax :	Band C	Start Date:	15/10/1930
Annual Estimate:	£2,015	End Date:	18/09/2928
Title Number:	MAN184696	Lease Term:	999 years from 18 September 1929
UPRN:	100010884780	Term Remaining:	903 years

Local Area

Local Authority:	Bolton	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	3	80	1800
● Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning History

This Address

Planning records for: *172, Hardy Mill Road, Bolton, BL2 3PW*

Reference - 86750/11	
Decision:	Decided
Date:	24th August 2011
Description:	ERECTION OF PART SINGLE STOREY/PART TWO STOREY EXTENSION AT SIDE AND REAR.

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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