Claves.

Poppy Close

Bolton, BL2 3PQ

Offers over £310,000

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Set on a generous corner plot with a sun-soaked south-facing garden, this modern three-bedroom detached home is immaculately presented and ready to move into. Positioned in a quiet cul-de-sac, it also comes with full planning permission for a substantial extension. The current accommodation includes an entrance hall, WC, lounge, open-plan dining area, contemporary kitchen, three well-proportioned bedrooms (one with en-suite), and a stylish family bathroom. With modern interiors throughout and scope for substantial development, this property offers a superb opportunity for family living in a sought-after Harwood location.

Living Space

The ground floor living space is bright, welcoming, and finished to a high standard. The lounge features warm, neutral decor, soft light grey carpet, recessed spotlights, and a bay window that adds charm while drawing in natural light. It flows seamlessly into the dining area, which is also filled with light thanks to the French doors opening directly onto the rear garden. This partial open-plan layout continues into the kitchen — where herringbone flooring leads into a sleek white design with gloss cabinetry, textured tiled splashbacks, and a light grey worktop. Integrated appliances include an electric oven, four-ring hob with extractor, dishwasher, washing machine, fridge freezer, and a stainless steel sink with drainer and mixer tap — making this a practical and stylish space to cook and entertain. A handy understairs storage cupboard and downstairs WC are accessible from the entrance hall.

Bedrooms & Bathroom

Upstairs offers three good-sized bedrooms, all tastefully decorated in a contemporary style. The master bedroom benefits from a modern en-suite shower room with tiled surrounds and a built-in storage/wardrobe. The second bedroom is a spacious double, complete with sleek fitted wardrobes offering excellent storage. The third bedroom is ideal as a nursery or home office. The family bathroom includes a three-piece suite with bath and overhead shower, finished with attractive feature tiling. Additional storage can be found on the landing via a further built-in closet.

Outside Space

Externally, the home sits on a wide corner plot, with a neatly maintained front lawn that adds kerb appeal and a private driveway with space for up to three vehicles. The south-facing rear garden is a true highlight — with a large lawn, a recently landscaped patio seating area at the end of the garden, and a second patio area directly outside the French doors. A garden shed equipped with power and lighting adds extra functionality, ideal for storage or use as a hobby space.

Extension Plans

Planning permission has been approved for a substantial extension to the rear and side of the property. This presents a rare opportunity to create a much larger family home without the cost and hassle of applying for planning. Please see attached plans for more information.

Location

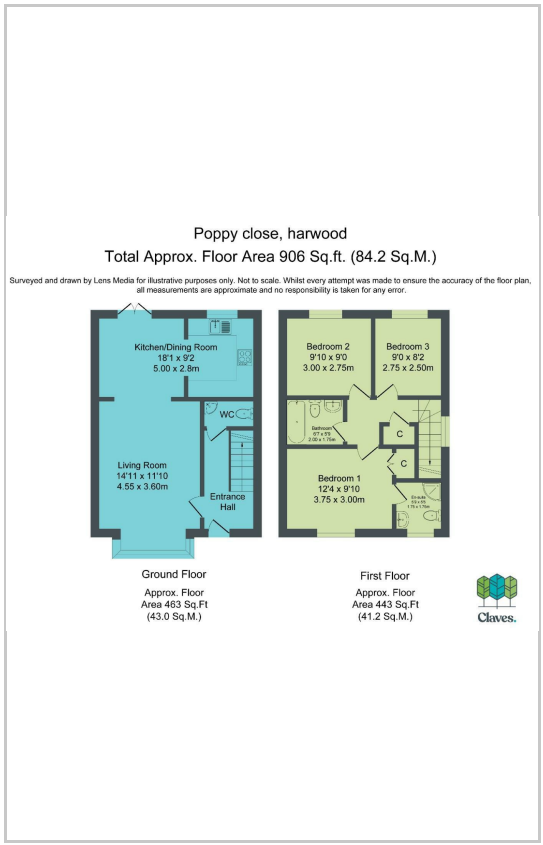
Poppy Close offers the best of both convenience and tranquillity — tucked away in a peaceful cul-de-sac yet within walking distance of Harwood's excellent amenities. Just a short stroll brings you to Morrisons supermarket, a selection of independent shops, cafes, pubs, and restaurants. The area is well-served by nurseries, primary and secondary schools, making it perfect for families. For commuters, Hall i' th' Wood train station is around 1.5 miles away with direct connections into Manchester, while Bolton and Bury town centres are both just a 10–15-minute drive. Nature lovers will appreciate being just minutes from Jumbles Country Park — a local favourite for scenic walking trails and outdoor relaxation.

Details

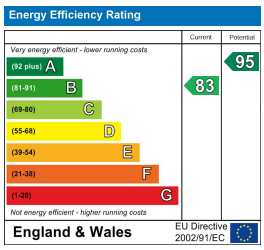
Tax band: D
Tenure: Freehold
Energy efficiency: 83/B which is considered very good and significantly higher than average
Heating: Worcester boiler with tank and radiators, Hive thermostat
Boiler: Combi located in the kitchen
Security: Alarmed

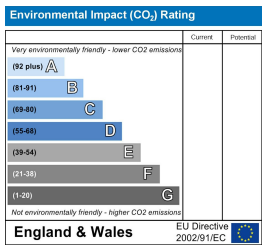
Area Map

Floor Plans



Energy Efficiency Graph





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