



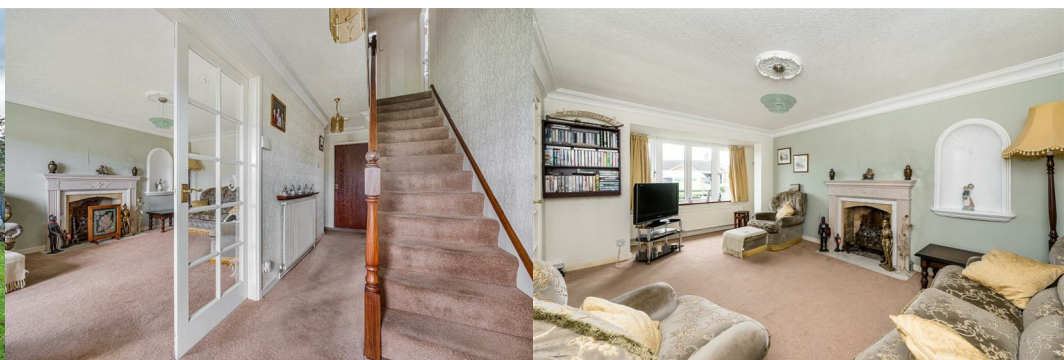
## Ashdene Crescent

Bolton, BL2 3LW

Offers over £380,000



Offered with no onward chain, this generous four-bedroom detached home is situated in a quiet and peaceful corner of Harwood bordered by woodland. In brief, internally the property comprises a hallway, three reception rooms, conservatory, kitchen, four double bedrooms with an en-suite to the master, family bathroom, and integral garage, while externally the plot benefits from a spacious footprint with private drive, front lawn, and substantial garden to the rear backing onto open woodland and a bubbling brook. The property brings with it opportunity for modernisation and is particularly suitable if you're looking for a spacious family home which you can put your own stamp on. Let's take a closer look!



## The Living Space

You're spoilt for choice when it comes to living space in this homely abode! The property welcomes you inside via a handy entrance vestibule which further opens onto the bright and airy hallway. And beyond here are three reception rooms, plus a conservatory on the back, meaning there's plenty of space for the whole family.

The main lounge sits to the front where a traditional gas fire holds the centre of the room, and the glass doors onto the hallway create a lovely flow of natural light through the space. The rear lounge is another generously proportioned room adding practicality and versatility to this family home, and the rear lounge opens onto a spacious conservatory that allows you to enjoy lovely views of the large garden and woodland.

Back into the hallway and a downstairs WC is another practical addition for family life. The dining room is situated off the hallway too, which leads further onto the kitchen, where integrated appliances include a dishwasher, electric oven and hob with extractor, and sink with drainer and mixer tap. This corner of the home comprising the dining room and kitchen lends itself to reconfiguring to creating a contemporary open plan living space, there's so much potential!

## Bedrooms & Bathrooms

Upstairs the landing connects four well-proportioned bedrooms, three of which are good sized doubles. The bathrooms at No.40 include a family bathroom with three-piece bath suite, and an en-suite in the master. The generous bedrooms and bathrooms on offer here make it a spacious home highly suitable for family life, with the added benefit of being able to modernise the property and create a home of your exact liking.

## The Outside Space

As well as the front lawn and large drive at the front, the property features a brilliant back garden which holds heaps of potential. Perhaps you'd like to extend the property if you have the appetite? Alternatively, the garden is a substantial size with the desirable aspect of being bordered by woodland. The kids have plenty of space to play, and the south-west orientation means it will be a suntrap on warm summer days, perfect for relaxing with loved ones or entertaining family and friends.

## A Quiet Suburban Spot

Ashdene Crescent is situated in a sought-after location in close proximity to the great variety of amenities in Bradshaw and Harwood. Morrisons is less than a minute in the car, and other independent shops, cafes, pubs and eateries allow a highly convenient lifestyle. Not to mention the great selection of nearby schooling options for the kids. The property is in a quiet suburban spot where everything you need is on your doorstep!

## Services & Specifics

We are advised:

The property is Freehold.

The tax band is E.

The property is heated via gas central heating with a Vaillant combi boiler located in the garage.

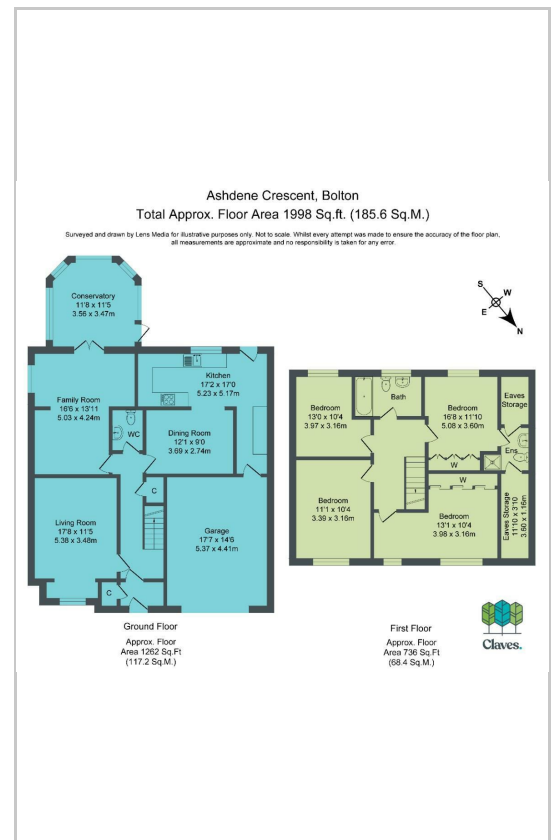
The utilities are all connected to mains supply.

The property is alarmed and has CCTV.

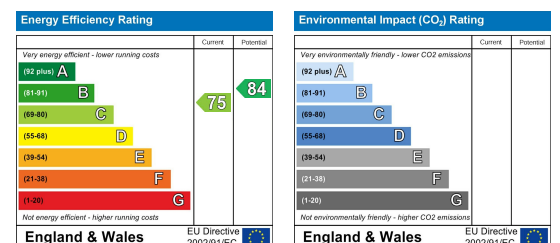
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Claves.

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