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# Ashington Close

## Bolton, BL1 6NE

£285,000

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Occupying a quiet and desirable position on Ashington Close, Bolton, this attractive three-bedroom semi-detached family home offers a wonderful combination of well presented accommodation, established gardens and a particularly generous plot.

The property extends to approximately 892 sq ft and has been thoughtfully arranged to provide comfortable family living, with a welcoming entrance hall leading through to a spacious lounge, fitted kitchen and impressive conservatory. The conservatory is undoubtedly one of the highlights of the home, creating a bright and versatile additional living space while providing a wonderful outlook and connection to the gardens.

Upstairs, the property offers three bedrooms and a family bathroom, with the principal bedroom benefiting from an excellent range of fitted wardrobes. The accommodation provides a practical layout for modern family life, while also offering scope for individual preferences and future personalisation.









### Light, Space & Everyday Living

The ground floor provides a welcoming and well-balanced arrangement of accommodation, designed to offer comfortable family living while making the most of the property's generous plot and attractive garden setting. A welcoming entrance leads into the home, providing access to the principal living spaces and creating a natural flow throughout the accommodation.

The spacious lounge forms the main reception room, offering a comfortable and inviting environment for both everyday family life and entertaining. With its generous proportions, large front-facing window and attractive feature fireplace, the room has a lovely sense of warmth and character.

To the rear of the property is the well-appointed kitchen, fitted with a range of cream-coloured wall and base units, contrasting work surfaces and useful storage. The rear-facing window provides a pleasant outlook towards the gardens, while the practical layout makes this an ideal space for everyday cooking and family life.

A particular highlight of the ground floor is the generously proportioned conservatory, which provides an excellent additional reception space and a wonderful connection to the garden. Featuring extensive glazing and a glazed roof, the room is flooded with natural light and enjoys attractive views across the established gardens.

The conservatory offers excellent versatility and could be utilised as a dining area, additional sitting room or relaxed family space. Glazed doors provide direct access into the garden, creating a seamless transition between the indoor and outdoor areas and making this a particularly enjoyable space throughout the year.

The combination of the spacious lounge, practical kitchen and impressive conservatory provides a versatile ground-floor arrangement, with the conservatory in particular adding a real sense of space and enhancing the property's connection with its exceptional garden.

### Peaceful & Practical Family Accommodation

The first floor has been thoughtfully arranged to provide comfortable and flexible accommodation, ideally suited to modern family life. The layout offers three bedrooms together with a family bathroom, creating a practical separation between the living spaces below and the more private sleeping accommodation above.

The principal bedroom benefits from an excellent range of fitted wardrobes, providing generous storage while maintaining a calm and uncluttered feel. Large windows allow plenty of natural light to enter, creating a bright and welcoming environment.

The remaining bedrooms offer excellent flexibility and can easily accommodate children's rooms, guest bedrooms, hobby spaces or a home office, depending upon individual requirements. Each room enjoys a pleasant outlook and contributes to the overall feeling of comfort and practicality that runs throughout the property.

Completing the first floor is the family bathroom, fitted with a well-appointed suite and designed to comfortably serve all three bedrooms.

Altogether, the first floor provides a well-balanced arrangement of accommodation, offering privacy, flexibility and practicality for families of all ages, while allowing the spacious living areas and wonderful garden connection of the ground floor to remain the social heart of the home.

### A Generous Plot & Mature Gardens

Externally, the property enjoys an exceptionally generous plot, with the gardens being a particular highlight of this attractive family home. The mature and established outdoor space provides an excellent degree of privacy and creates a peaceful setting in which to relax and enjoy the surroundings.

The garden is complemented by various sitting and patio areas, well-stocked borders, mature shrubs and established planting, giving the space a lovely sense of character and providing plenty of colour and interest throughout the seasons.

The generous proportions offer considerable flexibility for outdoor living, with ample room for seating, dining, entertaining and family activities. The garden also provides plenty of scope for those with a keen interest in gardening, while the mature boundaries help create a private and secluded environment.

A particular advantage is the excellent connection between the garden and the large rear conservatory, with direct access allowing the two spaces to work beautifully together. During warmer months, the conservatory can effectively become an extension of the outdoor entertaining area, while throughout the year it provides a wonderful outlook across the gardens.

The property also benefits from a garage, providing valuable additional storage and practical off-road parking, further enhancing the property's appeal.

The property's position on Ashington Close further enhances the appeal of the outside space, offering a quiet and peaceful setting away from busy roads. Combined with the size of the plot, established gardens, garage and excellent indoor-outdoor connection, the gardens are undoubtedly one of the property's standout features.

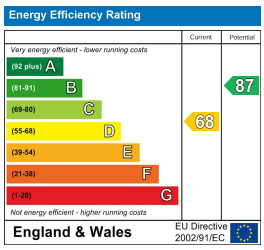
## Area Map

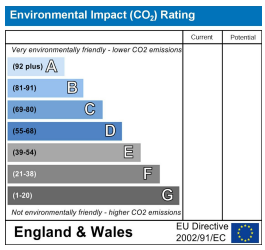



## Floor Plans




## Energy Efficiency Graph




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