Claves.



Ashfield Grove

Bolton, BL1 7RD

£270,000

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Occupying a generous corner plot within a quiet cul-de-sac in the highly regarded Sharples area, this extended detached family home offers spacious accommodation, excellent scope for modernisation and the added advantage of no upward chain.

Whilst requiring updating throughout, the property presents an exciting opportunity for buyers looking to create a home to their own specification. The accommodation extends to approximately 1,335 sq.ft. and comprises an entrance porch, welcoming hallway, spacious lounge, separate dining room, fitted kitchen/breakfast room and a ground floor WC. To the first floor there are three bedrooms and a family bathroom.

Externally, the property enjoys gardens to the front and rear, a driveway providing off-road parking and a particularly noteworthy detached garage/workshop building measuring approximately 324 sq.ft. Positioned to the rear of the plot, this substantial outbuilding offers a variety of potential uses and may be suitable for conversion to an annexe, home office, gym or studio, subject to the necessary planning permissions and building regulations.

Situated within easy reach of highly regarded schools, local amenities, transport links and open countryside, this is a rare opportunity to acquire a detached home with significant potential in a sought-after residential location.







Ground Floor

The property is entered via an enclosed porch which leads into a welcoming entrance hall, providing access to the principal ground floor accommodation. To the front of the property is a spacious lounge featuring a bay window and attractive fireplace, creating a bright and comfortable reception space.

To the rear, a separate dining room offers ample space for formal dining and entertaining, with convenient access to the kitchen/breakfast room. The kitchen is fitted with a range of wall and base units, incorporating a breakfast area and direct access to the side and rear of the property. A useful ground floor WC completes the accommodation.

The ground floor layout provides excellent versatility for modern family living and, whilst requiring updating, offers significant scope for reconfiguration and enhancement, subject to any necessary approvals. The adjoining dining room and kitchen present obvious potential to create a larger open-plan family dining kitchen if desired, making the most of the property's generous footprint.

Bedroom & Bathroom

The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room overlooking the rear garden and benefits from fitted wardrobes, providing excellent storage. A second double bedroom is situated to the front of the property and also features fitted storage, whilst the third bedroom offers a versatile space suitable as a child's bedroom, guest room or home office.

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and WC. A useful landing area and additional built-in storage further enhance the practicality of the accommodation.

Whilst the first floor would benefit from cosmetic updating, the rooms are well-proportioned and offer excellent potential for modernisation, allowing purchasers the opportunity to create attractive and comfortable bedroom accommodation to suit their own tastes and requirements

Outside & Large Garage / Workshop

Occupying a generous corner plot position within a peaceful cul-de-sac, the property enjoys well-established gardens to both the front and rear, together with a driveway providing off-road parking and gated side access.

To the front, mature shrubs and planting create an attractive approach, whilst the driveway extends along the side of the property leading to the rear. The enclosed rear garden offers a good degree of privacy and features a combination of paved patio areas, established borders and mature trees and hedging, providing an excellent outdoor space with plenty of potential for landscaping and enhancement.

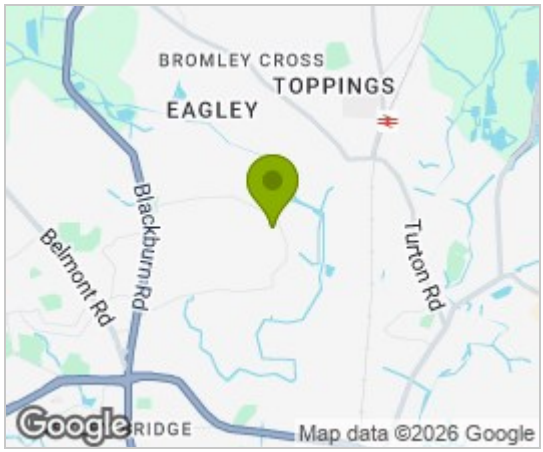
A particular feature of the property is the substantial detached garage/workshop building located to the rear of the plot, extending to approximately 324 sq.ft. and currently divided into a garage and separate store/gym area. This versatile space offers a variety of potential uses, including a workshop, home office, gymnasium or hobby room and may lend itself to conversion into a self-contained annexe or ancillary accommodation, subject to the necessary planning permissions and building regulations.

The combination of the plot, ample parking, mature gardens and substantial outbuilding makes this a rare opportunity for purchasers seeking a property with scope to improve, extend and adapt to their individual requirements.

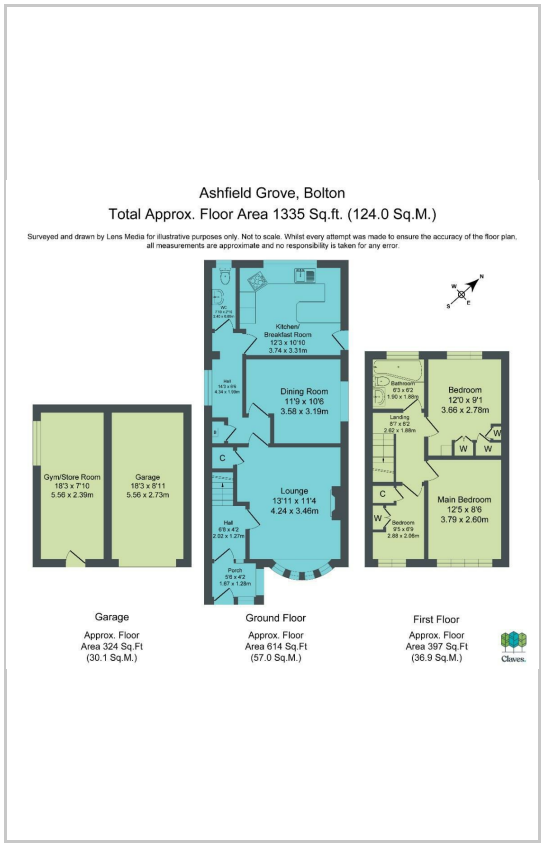
Specifics

Council Tax Band - C
Tenure - we are advised that the property is Leasehold with a 999 year lease starting in 2020 for 999 years.
this information would need to be clarified prior to purchase.

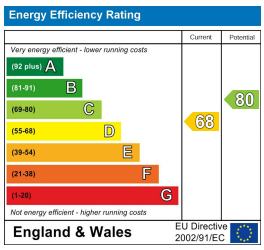
Area Map

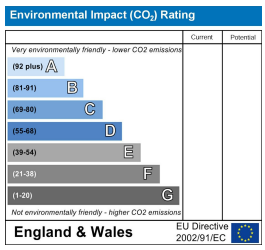


Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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