



Astley Road

Bolton, BL2 4BR

£350,000



Situated on a well-connected quiet street just a short stroll from the variety of amenities that Harwood offers, this significantly extended, three-storey semi-detached property is deceptively spacious and gives a fantastic amount of space for family life. The contemporary interiors are presented in excellent throughout.

A brief overview of the ground floor accommodation includes an entrance hall and downstairs WC, front lounge, kitchen and breakfast room, a large conservatory/reception room, utility, and store/garage. The first floor features three bedrooms and the family bathroom, and on the second floor is the master bedroom with en-suite.



Living Space

The home welcomes you inside via the composite front door to the hallway, further leading to the handy WC straight ahead. To the left and spanning the full width of the property at the front is the lounge. It is a generous size with a bright and airy feel owing to the large windows. A traditional chimney breast is home to a stylish stone fireplace with log-effect gas fire which adds a cosy touch.

Again spanning the full width of the property at the rear, with a spacious and airy feel, is the kitchen. Like the lounge, it is presented in immaculate condition to modern standards. The range of Neff appliances includes a double oven, five-plate gas hob and extractor, dishwasher, microwave, fridge-freezer, wine fridge, plus an inset sink with drainer and mixer tap. The quality design features a grey quartz worktop with contrasting gloss cabinetry, and the breakfast bar is designed with practicality in mind, giving space for five people, and making it a superb social space for both everyday life and when hosting family and friends.

Through a set of bifold glass doors the kitchen leads to the conservatory, another attractive room which is perfect for busy family life owing to its very generous size. There's plenty of room for a large dining table, but it's large size also allows for a sofa, and like the current owners – a bar! Alternatively, the room could accommodate a desk/home working area.

The utility room is accessible from the conservatory, which is also a great size, featuring plumbing the washer and dryer, in addition to extra worktop and storage space. It's also a handy room for keeping wet paws and muddy boots after walks in the nearby countryside.

Bedrooms & Bathrooms

The master bedroom on the second floor is an excellent size with expansive views and an abundance of natural light. The part-sloped ceiling with Velux windows gives character, and comprehensive range of fitted furniture, including wardrobes, drawers and a dressing table, allows you to enjoy plenty of floor space. The master en-suite is well-presented with a tiled floor and three-piece suite comprising wash basin with integral storage and WC, and walk-in corner shower.

On the first floor are two substantial doubles, one with fitted wardrobes and the other with integral wardrobes, plus a well-proportioned single bedroom that also benefits from a comprehensive range of fitted furniture. Within the modern family bathroom is another three-piece suite, featuring a bath with shower and tiled surrounds, large vanity basin with double fronted storage cabinet, and WC.

Outside Space

In addition to the large drive that's large enough to accommodate multiple cars, the rear garden is suitably designed for family life. The modern composite decking and an artificial lawn give a low maintenance appeal, while providing great utility for the whole family! On the lower part of the decking there is also a hot tub point if you wish to get one installed.

The store/garage offers a handy space for all your miscellaneous bits and bobs, and is found in good condition, it can be accessed either internally from the utility room or externally via the electric door from the drive.

Location

A short stroll down Tottington Road and you're in the bustling centre of Harwood and Bradshaw which provides a great selection of amenities, including Morrisons supermarket, independent shops, cafes, and pubs. There's also a range of good schooling options to choose from, while transport links include Bromley Cross and Hall'th Wood train stations, and motorway access is easy via Bolton or Bury.

The neighbouring towns of Bolton and Bury also provide a greater variety of amenities, and being on the doorstep of the countryside means it's an ideal location for country walks and outdoor pursuits!

Specifics

The tax band is D.

The tenure is leasehold with a ground rent of £40 per annum.

The length of the lease is 999 years from 29th September 1958.

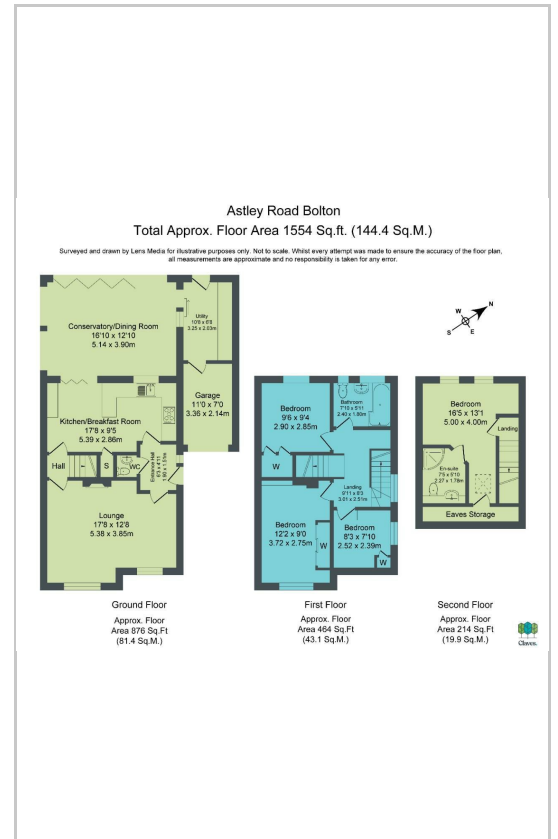
There is gas central heating with a Worcester combi boiler located on the landing, which has full service history.

The house is alarmed.

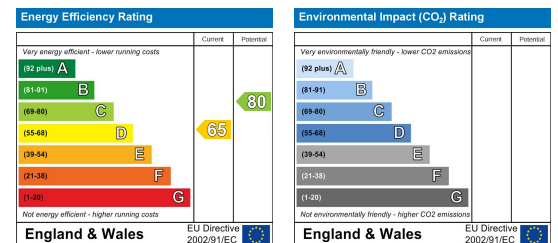
Area Map



Floor Plans



Energy Efficiency Graph



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