Claves.

Ravens Wood

Bolton, BL1 5TL

Offers around £595,000

4 2 3 C

Located on Ravens Wood, a peaceful cul-de-sac just off the prestigious Chorley New Road in Heaton, this detached family residence blends modern presentation with practical design. Built in the early 1990s and owned by only two families since, it offers a sense of continuity, quality, and care. Designed with family life in mind, it features a versatile layout, premium fittings throughout, and a superb balance of indoor and outdoor living space.

A brief overview of the ground floor accommodation includes an entrance porch, central hallway and WC, lounge, office/playroom, integrated kitchen and open aspect dining area, and integral double garage, while upstairs are four double bedrooms with an en-suite to the master, and family bathroom.

Living Space

The entrance hall sets the tone with its generous proportions and premium flooring that flows through from the lounge, creating a warm and traditional feel. The main lounge benefits from dual aspects, with a large front window and glass sliding doors opening to the rear garden ensuring excellent natural light, while a modern stone fireplace with gas fire forms a stylish centrepiece.

The spacious kitchen is the hub of the home — fitted to an excellent standard and complete with two brand new Neff slide-and-hide ovens, Bosch hob with extractor, Bosch dishwasher, and a additional full-length Bosch fridge. Its open-plan design flows into a spacious dining area with views over the garden, making it ideal for entertaining or family gatherings.

A separate dining room offers flexibility, equally well-suited as a home office or children's playroom. Practical elements include a downstairs WC fitted with Duravit sanitary ware, a handy utility room with plumbing for the washer/dryer, and understairs storage housing the alarm controls.

Bedrooms & Bathrooms

Upstairs, a broad landing connects the bedrooms and bathrooms, enhancing the sense of space. The master suite is fitted with bespoke, hand-painted Hammonds shaker-style furniture, including wardrobes and drawers, complemented by stylish Amtico flooring. Its ensuite shower room is fully tiled with Duravit sanitaryware and features a large walk-in shower, wash basin and WC.

Each of the remaining bedrooms is well proportioned, fitted with high-quality furniture, and ideal for children, guests, or as further office space.

The family bathroom is a stand-out feature, also fitted with Duravit. It is fully tiled and equipped with a tiled-in corner bath with integrated TV, a walk-in shower with glass façade, basin, and WC — combining luxury with functionality. Underfloor heating in the bathrooms adds comfort.

Outside Space

The front of the property offers a substantial double driveway capable of accommodating multiple vehicles, as well as access to the integral double garage which can be used for secure parking or extensive storage.

The rear garden is particularly private, bordered by mature trees, beds, and shrubs. With a central lawn and patio area, it provides a safe space for children to play, scope for gardening, and a welcoming setting for summer entertaining.

Location

Heaton is widely regarded as one of Bolton's most desirable areas, and Ravens Wood enjoys a secluded position while remaining highly connected. Chorley New Road offers excellent access to nearby leisure facilities, including bars, restaurants, and sports clubs.

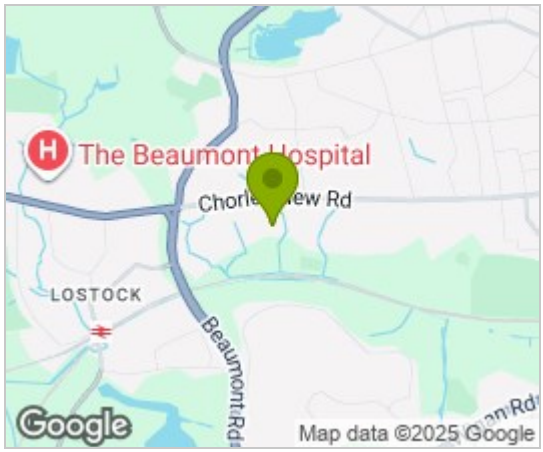
Middlebrook Retail Park, with its great choice of shopping, dining and entertainment, is just a 5–10 minute drive away, while the national motorway network can be reached within 10 minutes.

The area also offers superb schooling, including a range of state options and the highly regarded independent Bolton School, which is a short walk or drive away.

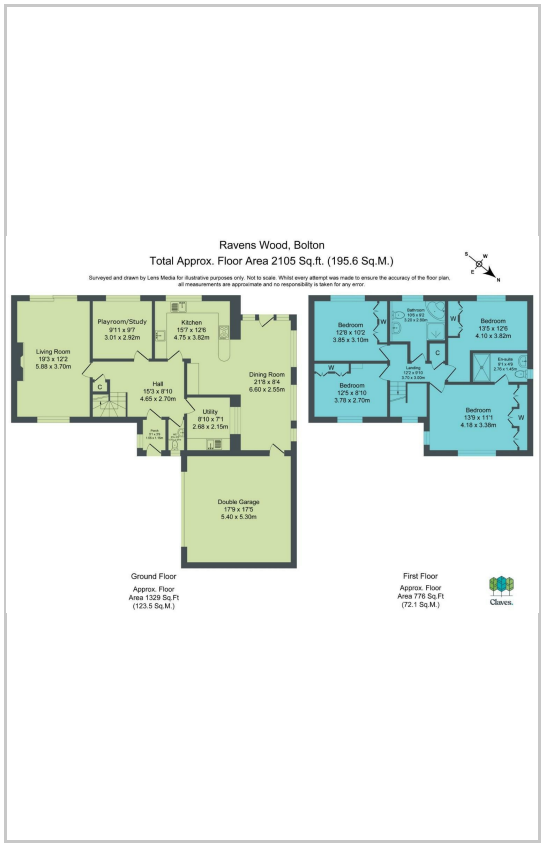
Key Details

Tenure: Freehold
Tax band: G
Heating: Condensing boiler and tank system with radiators; underfloor heating in bathrooms
Security: Netatmo CCTV and lighting to front and rear, connected to mobile
Loft: Part boarded with ladder and lighting
Garage: Integral double with internal access
Built: 1993
Ownership: Only two owners since new

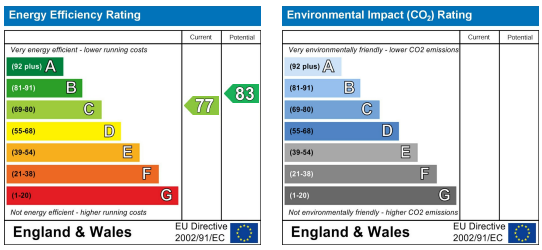
Area Map



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.

Claves.
Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk