Claves.

Hardmans

Bolton, BL7 9XR

Offers around £310,000

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Recently extended and renovated throughout, this detached three bedroom family home on Hardmans within the well established Higher Ridings development of Bromley Cross offers excellent convenience – you can literally move in and unpack, and the location is well connected and perfect for family life! A quick overview of the house includes a huge open plan living area comprising lounge, dining and kitchen, office/snug, utility, three bedrooms and a family bathroom. Externally is a front lawn and driveway, while to the rear is a private and easy maintenance garden bordering woodland.

The Living Space

Owing to its recent extension and reconfiguration, this bright and airy home offers loads of space for family life and the open plan layout creates a lovely flow from front to back. The entrance porch welcomes you inside and opens onto a great space where the lounge is positioned to the front, dining in the centre, and another large area across the rear of the property houses a spacious kitchen with island, and heaps of storage!

The kitchen is a quality design featuring trendy Quartz worktops which complement the modern minimalist dark grey wood grain units, and the island adds to that desirable contemporary lifestyle where cooking, socialising, dining, and general family life blend together. Velux windows and a part vaulted ceiling add to the bright and airy vibe, while French doors open onto the garden affording an attractive indoor-outdoor lifestyle on lovely summer days.

Integrated appliances within the kitchen include fridge, freezer, electric oven and induction hob with extractor, Blanco inset sink with chrome swan neck mixer tap, and the island offers seating for three people – perfect for both social occasions and everyday life.

This impressive open plan space is presented to modern standards throughout, with LVT underfoot, stylish matt grey radiators, fresh white walls and a trendy feature wall runs from front to back. And on a practical note, adjacent to the kitchen is a selection of full-length storage units with shaker style cupboard fronts – complementing the contemporary design while being an excellent useful addition for family life.

Another practical addition is the converted garage situated to the front, again presented to contemporary standards, offering versatility in its usage. Currently a home office, this room would otherwise be suitable as a playroom for the kids, or perhaps even a fourth bedroom? From here is also access to the utility, with plumbing for the washer and dryer, and plenty of space to keep other bits and bobs out the way. And if desired this space could also have a downstairs WC installed – handy!

Bedrooms & Bathrooms

From the middle of the open plan living a door opens onto the U-shaped staircase with a lovely high ceiling welcoming you upstairs... The family bathroom benefits from a recent renovation too, with trendy two tone tiling to the floor and walls and modern matt grey fittings – the four-piece suite includes bath with tiled surrounds, vanity basin, walk-in shower with glass façade, and WC. The rest of the upstairs accommodation comprises three bedrooms well proportioned for family life, with the master situated to the front.

The Outside Space

In addition to the front lawn and driveway, the back garden backs onto woodland and provides a safe secluded space for the kids to play, and a quiet spot to enjoy some down time with family and friends.

Tucked Away in Bromley Cross

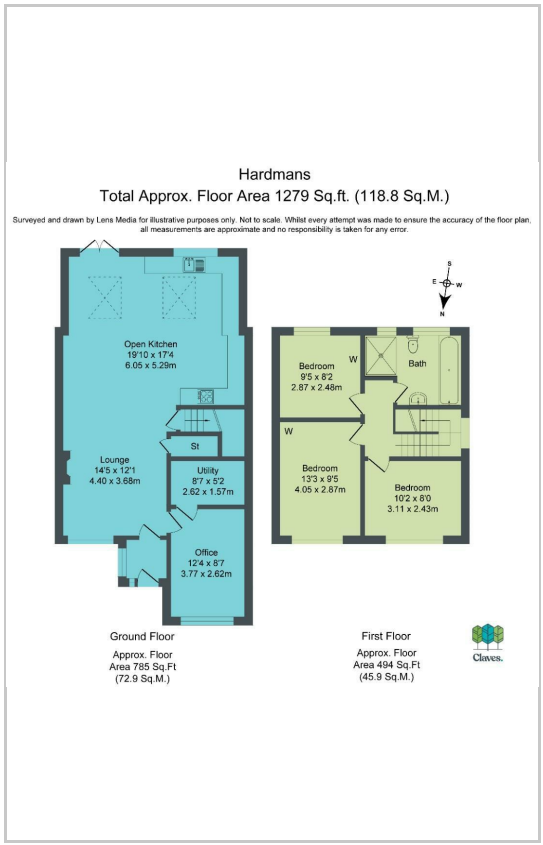
Hardmans is a well-presented cul-de-sac tucked away in Bromley Cross. The property benefits from being just a hop skip and jump to the heart of Bromley Cross where a great selection of amenities just a short stroll away, including shops, cafes, restaurants, and pubs, plus schools and transport links. Not to mention St Johns Primary School being within a minutes' walk at the end of the street. Bromley Cross Train Station can be accessed in a minute or so in the car or 10 minutes on foot, and the A666 provides easy access to the motorway.

Specifics

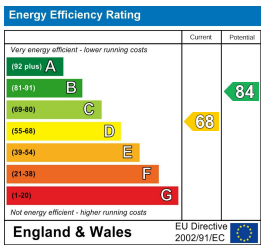
The property is leasehold with a ground rent of £30 per annum.
The lease has 953 years remaining.
The tax band is C.
There is gas central heating with a Worcester combi boiler which we are advised is 4-5 years old.
The loft is partially boarded.
The property is alarmed.

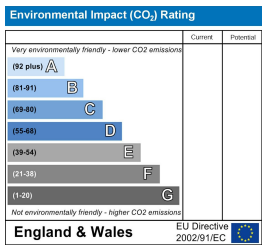
Area Map

Floor Plans



Energy Efficiency Graph





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