



Claves.



Poplar Avenue

Bolton, BL2 3EJ

Offers over £225,000



Tucked away on a quiet cul de sac in a leafy green part of Bradshaw, this well presented three-bedroom semi-detached property is deceptively spacious inside and out! And has the added bonus of no onward chain. Benefitting from a great location close to schools and the amenities of Bromley Cross and Harwood, large rooms, a double tandem drive and garage, in addition to a well-proportioned back garden, this property is ideal for a growing family.

Interested to know more? Let's take a closer look...



Spacious, Bright, and Airy

Upon approaching the property, you notice the pleasant aesthetic of the tree-lined cul de sac, filled with cherry blossom trees that will bloom a vibrant shade of pink in spring. A glass and UPVC porch is positioned on the front elevation – a handy place to leave dripping umbrellas and muddy shoes. Beyond the porch sits your hallway, a bright and airy space that welcomes you into this spacious home...

Off the right of your hallway is the lounge, another bright and airy space which can be found in excellent condition. The white ornate fireplace complements the neutral colour scheme of this room and is home to a wood burning stove. As these autumn nights draw in and winter comes that little bit closer, just imagine how cosy this space will be... Your feet up with your loved one, and the warm glow and crackling ambience of the fire – bliss!

A spacious second reception room lies to the rear of the property adjacent to your kitchen. This second reception room is such a great, versatile space, and currently has two functions – a dining area plus a second lounge area! However you choose to configure this room, it holds a lot of potential, particularly for a family looking for a good amount of space.

Not dissimilar to your reception rooms, the kitchen is bright, airy, and is found in fantastic condition! Teal cupboards with contrasting steel fittings complement the wooden worktops, white tiled splashbacks, and beige tiled flooring. Integrated appliances include a dishwasher, electric oven and a four-plate gas hob with extractor. And in your kitchen is your back door leading to your patio and lawned garden, we'll come back to that shortly...

Sleeping & Bathing

Back through the hallway and up the stairs which lead to your landing... Upstairs, two large double bedrooms – one at the front, one at the rear – hold the potential to be the master due to their generous footprints, both of which benefit from fitted wardrobes, drawers and dressers. And in keeping with the rest of the house are in pristine condition. Your third bedroom, which is a single, sits to the front of the property and is an ideal size for a nursery or child's bedroom.

The bathroom is also of a generous footprint! And features a four-piece suite, including a separate bath and walk-in shower, wash basin, and loo. With lots of space to play with, this bathroom has heaps of potential. Though it would benefit from a cosmetic upgrade, you can clearly see it has been well looked after.

External Space

From a large garage to a double tandem drive, and back garden featuring a raised patio and lawned garden, your external space at this property offers a lot! There's plenty of room in the garage for storage and tinkering, and the garden offers a quiet and peaceful setting to enjoy when the sun is out.

A Quiet Yet Convenient Location

Though this property is tucked away on a quiet cul de sac, it is conveniently located close to a great selection of amenities... Ranging from the shops, cafes, restaurants and pubs in nearby Bromley Cross and Harwood, to Bromley Cross Train Station just a hop skip and a jump away, good schools for the kids, and plenty of scenic walks and outdoor green spaces including Bradshaw woods to the rear – what more could you want from a lovely family home?

Come and see the property in person! To arrange a viewing call our office on 01204 929 940 or email info@claves.co.uk.

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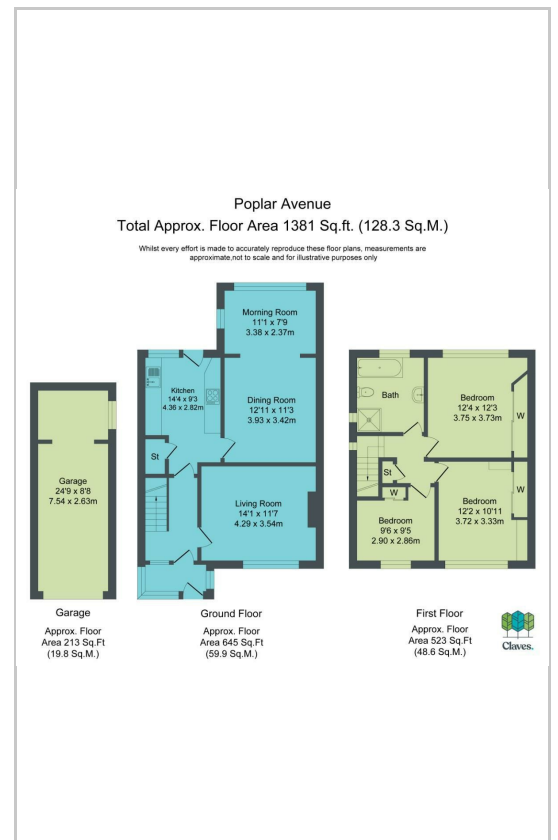
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Area Map



Floor Plans



Energy Efficiency Graph

