

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

50 Ashdene Crescent, Bolton, BL2 3LW

Welcome To 50 Ashdene Crescent...

An extensively extended detached family home, renovated by the current owners this property boasts amazing features. Briefly comprising of two reception rooms, open plan kitchen-diner, utility room, downstairs WC, three bedrooms and a three piece family bathroom. Externally both rear and front gardens, garage and driveway. Nestled in the sought-after area of Harwood, boasting close proximity to village amenities.

Step Inside...

Enter into the spacious entrance hallway featuring understairs storage perfect for your coats and shoes and with engineered oak flooring that flows throughout the ground floor. To your left, is the beautifully appointed lounge that enjoys a dual aspect windows overlooking both the front and rear gardens, while a log burner creates a warm and inviting focal point. Positioned opposite is a versatile second reception room, currently used as a snug but equally suited to use as a home office, playroom or additional sitting room. Continuing through the hallway, you'll find the impressive extended kitchen-diner — a superb family and entertaining space. Large bi-folding doors open seamlessly onto the rear garden, flooding the room with natural light. The kitchen is fitted with stylish navy base units complemented by marble quartz worktops, and benefits from an island with extra storage, a breakfast bar and plenty of space for a dining table. Integrated appliances include a dishwasher, extractor hood, wine/drinks fridge, and an instant hot water mixer tap. Just off the kitchen is a generous utility room, converted from part of the garage and fit with stone wall and base units, a stainless steel sink with mixer tap, space for a large fridge freezer, and plumbing for a washing machine and dryer. The recently installed boiler is also housed here. A convenient downstairs WC completes the ground floor, convenient for guests.

Bedrooms & Bathrooms...

The landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is positioned to the front of the property and benefits from fitted wardrobes, along with a built-in storage cupboard finished with elegant gold hardware. Bedroom two also enjoys built-in storage, while bedroom three is a generous single room offering views over the rear garden and adjoining woodland. The stylish three-piece family bathroom has been thoughtfully designed and fully tiled in neutral tones. It features a contrasting wood vanity unit with basin, WC, built-in tiled wall shelving, and a bath complete with both overhead and handheld shower fittings, finished with classic Burlington taps.

Step Outside...

Into the rear garden where you are instantly greeted by a large flagged patio area, the perfect spot to set up your garden furniture and BBQ, there is a generous sized lawn for the kids to play. A side gate gives you access to the front lawn, large driveway and garage.

Out & About...

This stunning property is set in a quiet suburban spot of Harwood, close to popular schools, house of worship, shops, restaurants and transport links of the surrounding area are within easy reach. Conveniently located within walking distance of Bromley Cross railway station, Turton School and the delightful open countryside of the Jumbles Country Park. The Rigby's is literally on your doorstep perfect for outdoor pursuits or a stroll through the woodland with the dogs, paths to the rear of the property lead down onto Bradshaw Cricket Club where you can park yourself on a bench to watch the cricket. Canon Slade Secondary School is within close proximity of the property and is well placed for access into Bolton Centre and Bury.

£499,950

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Extensively Extended Detached Family Home
- Desirable Location Of Harwood
- Two Reception Rooms
- Impressive Open Plan Kitchen-Diner /Utility Room
- Downstairs Wc
- Three Bedrooms/three Piece Bathroom
- Generous Gardens/Large Driveway/Garage
- Viewing Highly Advised

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Front Elevations



Aerial Photos



Entrance Hallway



Lounge



Snug





Impressive Kitchen-Diner



Impressive Kitchen-Diner



Utility Room



Downstairs WC



First Floor Hallway



Master Bedroom



Bedroom Two



Bedroom Three



Family Bathroom





Rear Garden



Agents Notes

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