



- Deceptively Spacious End Cottage
- No Onward Chain
- Lounge / Kitchen / Conservatory
- Three Bedrooms
- Master with 4-Piece En-suite
- 3-Piece Family Bathroom
- Gardens to Front and Rear
- Newly Added Summerhouse
- Garage and Two Driveways
- Great Location in Harwood

379 Stitch Mi Lane, Bolton, BL2 3PR

Welcome to Asters House... A fabulously quirky end cottage located in a beautiful area of Harwood, with a deceptively large garden including a newly installed summerhouse, a garage and two driveways. Offered with no onward chain, this home is ideal for growing families, or those looking to downsize to a lovely location while maintaining a great amount of living space. Internally briefly comprises entrance porch, lounge, kitchen, conservatory, utility, three bedrooms and two bathrooms. Harwood village is within easy access, boasting local shops, bars, restaurants and good schools. Viewing is highly recommended to appreciate the charm of this home.

A Closer Look...

Step through the porch, ideal for storing coats and shoes, and you're greeted with a welcoming lounge. A feature remote-controlled electric fire sits within the chimney breast, and solid wooden flooring offers a contemporary feel. The kitchen continues this modern contemporary décor, with grey gloss base and wall units with quartz worktops. Integrated Neff oven, combi-grill/microwave and extractor, as well as a 4-ring induction hob, Smeg dishwasher and plumbing for a fridge-freezer ensure that you'll be fully equipped to cater for any occasion. A door leads to the rear utility room, offering organised storage and provisions for your washing machine and tumble dryer, and a composite door leads to the rear garden. To the side of the home is a large conservatory which provides a versatile space, ideal for hosting family meals or decorating as a second lounge, with patio doors offer flow between the indoor and outdoor spaces during warmer months. Both the kitchen and conservatory also benefit from electric underfloor heating, ensuring optimal comfort all year round!

Off to Bed...

This home offers two bedrooms upstairs with a family bathroom, and a master suite in the converted cellar with an indulgently spacious 4-piece en-suite. Downstairs, the master benefits from modern fitted furniture, a beautiful original fireplace and Karndean flooring. Fully openable windows provide natural light and a gentle summer breeze. The en-suite boasts a large walk-in shower, W.C., pedestal basin, heated towel rail, and a jacuzzi bathtub takes centre stage.

On the first floor, bedroom two is a generous double size with cream and wooden fitted furniture, and lovely leafy views to the front of the home. The third bedroom is a good single size with plush grey carpets. The landing also offers access to the part boarded loft with pull-down ladders. Completing the upstairs, the family bathroom has fully tiled elevations in warm neutrals, with a bathtub, pedestal basin and W.C.

Outside Oasis...

To the rear of the home is a deceptively spacious garden, with wooden decking for your BBQ and garden furniture, overlooking a manicured lawn and mature flowerbeds. The current owners have recently installed a beautiful summerhouse, complete with heating and lighting – perfect for use as a home office, gym, or just to sit and enjoy the garden! There is pedestrian access to the garage, with up-and-over door to

the front elevation. Two driveways offer off-road parking.

The Location...

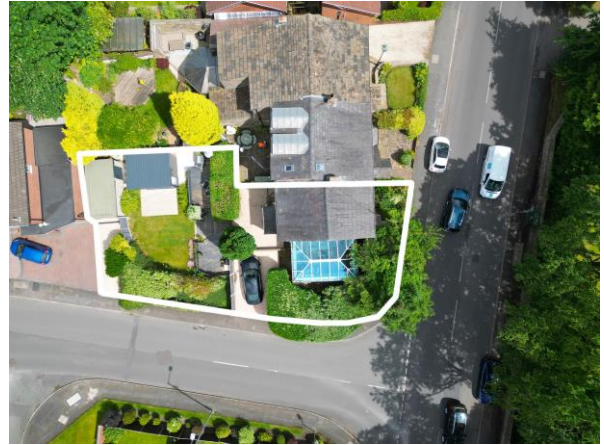
The property is ideally placed in Harwood Village with excellent amenities including high regarded primary and secondary schools, including St Maxentius CofE, Canon Slade CofE and Turton School. Local shops are all within walking distance and Bromley Cross Train Station isn't too far away. The idyllic location is also within a stone's throw of the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There are also some great restaurants including The Crofters, Baci, Bill & Co and Roka to name a few.

£300,000

www.williamthomasestates.co.uk

454 Darwen Road, Bromley Cross, Bolton, BL7 9DX

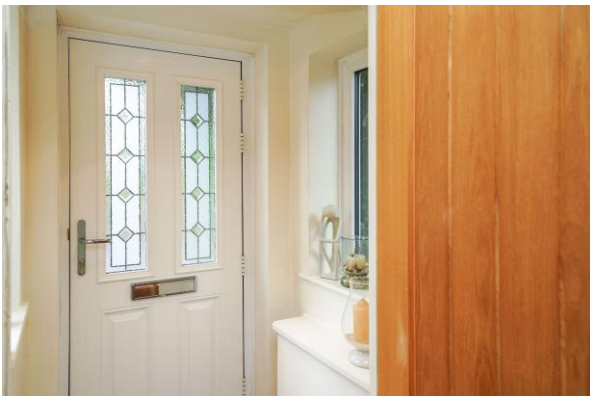
Aerial Pictures



Front Elevation



Entrance Porch



Lounge



Lounge Additional Pictures



Kitchen

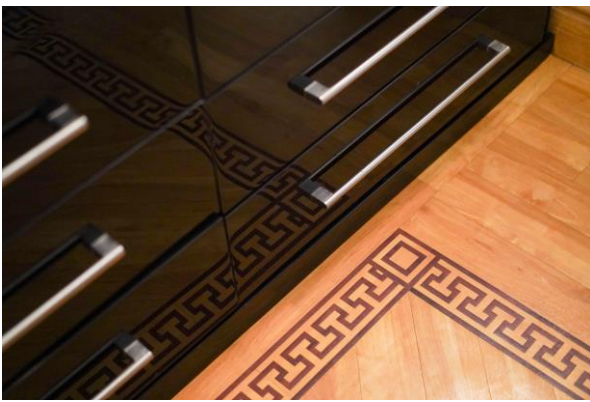


Conservatory



Converted Cellar

Master Bedroom



Master En-suite





First Floor



Bedroom 2



Bedroom 3



Family Bathroom





Garden



Summerhouse



Additional External Pictures

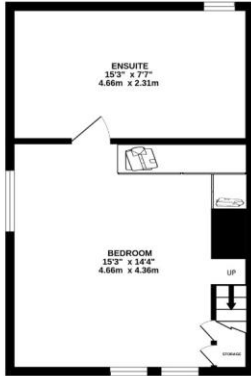


Agents Notes

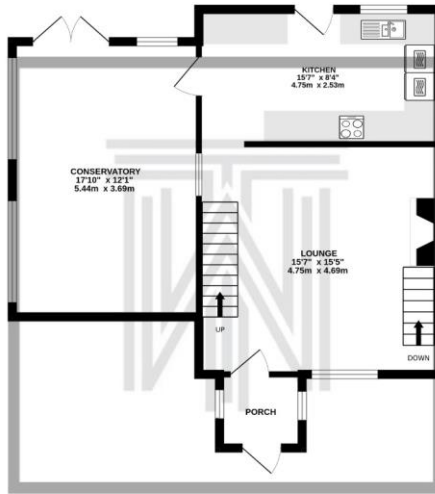
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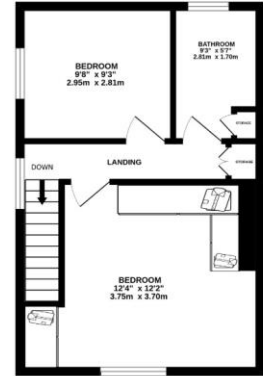
LOWER GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



379 STITCH MI LANE - MARKETED BY WILLIAM THOMAS ESTATE AGENTS

TOTAL FLOOR AREA: 1329 sq.ft. (123.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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