

## **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.

### **4 Astley Road, Bolton, BL2 4BR**

**Welcome To 4 Astley Road...**A four bedroom semi-detached family home situated on a desirable development in Harwood. The property briefly comprises of a lounge, dining room, kitchen, three bedrooms, a three-piece family bathroom and a spacious attic room. Externally there are both front and rear gardens, a driveway and an outhouse. Within easy walking distance of local schools and close to all local amenities, viewing is recommended to appreciate all this home has to offer!

#### **Step Inside...**

Step into a welcoming entrance hallway, complete with a useful storage cupboard ideal for shoes and coats. To the right, you will find the spacious lounge featuring a charming fireplace with a log burner, creating a cosy focal point. Two front-facing windows overlook the front lawn and allow natural light to fill the room. The property continues into a versatile dining room, offering peaceful views over the rear garden and suitable for a variety of uses. The kitchen, which can also be accessed from the entrance hall, is fitted with cream wall and base units. Integrated appliances include a Cannon range cooker with hob, extractor hood, and a Belfast double sink. There is additional space for a washing machine, dryer, and fridge freezer, along with a door providing access to the rear garden.

#### **Bedtime & Baths...**

Retrace your steps to the dining room and up the stairs, you will find three well-proportioned bedrooms, a three-piece family bathroom, and access to a spacious attic room. The master bedroom is well-sized, positioned to the front of the property and benefits from built-in storage cupboards. Bedroom Two is a double, overlooking the rear garden and also features useful fitted storage. The third bedroom is currently utilised as a home office but could also serve well as a generous single bedroom. The family bathroom is partially tiled and comprises a wash basin, WC, and a bath with overhead shower. A further staircase leads to the impressive attic room, offering a generous amount of space, ample eaves storage, and an additional area currently used as a dressing room.

#### **Step Outside...**

The rear garden features a spacious patio area, ideal for outdoor furniture, alongside a lawn providing ample space for the children to play. The garden is bordered by planting beds, perfect for gardening. It also benefits from an outhouse/summer house, offering a versatile space for entertaining or relaxing during the warmer months. To the front of the property, there is a further lawn framed by mature shrubs, along with a driveway providing off-road parking for two to three vehicles.

**Out And About...**

The property is ideally placed in Harwood Village with excellent amenities including highly 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 to far away. The idyllic location is also within easy access to the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There is also some great restaurants including The Crofters, Baci, Bill & Coo and The Pack Horse to name a few.

**£325,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

454 Darwen Road Bromley Cross Bolton



- Semi-Detached Family Home
- Lounge
- Dining Room
- Kitchen
- Four Bedrooms
- Three-Piece Family Bathroom
- Front And Rear Gardens
- Outhouse / Summer House
- Driveway
- Close To Local Amenities

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Front Elevations



Lounge



**Dining Room**



**Feature Photo**



**Kitchen**





**First Floor Landing**



**Master Bedroom**



**Bedroom Two**



**Bedroom Three**



**Three-Piece Bathroom**



**Spacious Attic Room**



**Rear Garden**





### Agents Notes

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