

64

ASHDENE CRESCENT





In search of a three-bedroom detached bungalow in Harwood?

Introducing Number Sixty-Four Ashdene Crescent, an impeccably presented and roomy true bungalow ideally located with a rear aspect backing onto woodland and Longsight Park in the coveted Harwood village. Upon arrival, you'll be delighted to discover a low-maintenance gravelled and patio-front garden, accompanied by a spacious tarmac driveway capable of accommodating multiple vehicles.



Step inside through the partly glazed white door, entering the hallway. Turn left, and you'll find yourself in the living room—an area illuminated by natural light, courtesy of the expansive floor-to-ceiling window that provides a picturesque view of the rear garden and adjacent woodland/park.

To one side, there's a built-in fire surround, offering a designated space for an electric fire if desired. Adorning one wall, a built-in cupboard and shelves nestle seamlessly within the arched alcove. Overhead, recessed spotlighting enhances the ambiance, complementing the clean and bright atmosphere created by the white walls.





Adjacent is the kitchen/diner, featuring an efficient U-shaped arrangement of white wall and base units. This layout seamlessly divides the dining and cooking areas, establishing a cohesive and well-balanced flow. The kitchen counters showcase a contrasting laminate worktop with a stainless steel sink positioned between two side windows.

Fully equipped, the kitchen includes built-in appliances such as an electric oven, microwave, a 4-ring hob with a modern extractor above, and a tiled splashback. For added convenience, integrated fridge, freezer, and dishwasher are also provided. A glazed door opens onto the garden from the dining area. Recessed spotlighting illuminates the kitchen area, while a pendant light point delineates the dining space.





From the living room, an inner hallway leads to two of the three bedrooms, with the main bedroom situated at the front of the home. Two windows offer views over the front garden, separated by a fitted dressing table featuring an arched recess and a fitted mirror. Additionally, there are fitted drawers with a white top and blue drawer fronts, as well as sliding mirrored wardrobes in the corner. Neutral walls and carpeting contribute to a light and bright atmosphere.

Adjacent to this, the original hallway has been reconfigured to create another bedroom with a window overlooking the front and fitted wardrobes in one corner.

Servicing both of these bedrooms is a three-piece bathroom complete with a WC, pedestal sink, and a bath featuring creamy/peachy tiling.





Positioned at the back of the house, the third bedroom provides a picturesque view of the adjacent woodland and the rear garden, creating a serene and natural backdrop.



Adjacent to the bedroom, a spacious utility room has been thoughtfully designed with dedicated spaces for a washing machine and tumble dryer. Beyond the utility room lies an office space, which was formerly part of the original garage. This transformed area now features tiled flooring and boasts windows on both the front and side elevations, ensuring a well-lit and functional workspace.



Completing the home is a modern three-piece shower room comprising a WC, a wall-hung wash basin, and a corner shower enclosure with a transparent glass screen.

The cohesive design of the white wall tiling complements the immaculate white suite, establishing a chic and invigorating ambiance within this contemporary and practical area.

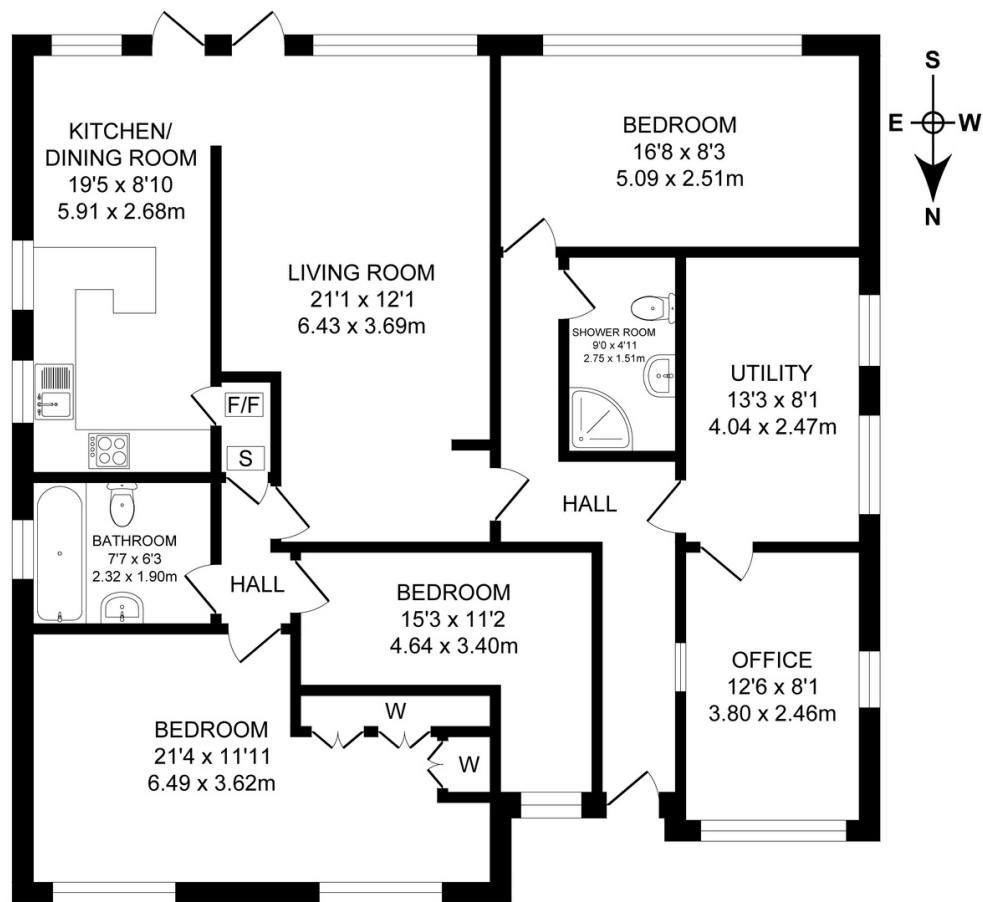


Step outside:

Explore beyond the confines of the kitchen and step into the welcoming south-facing rear garden, which extends to the woodland and Longsight Park fields. A spacious paved patio beckons, providing an ideal setting for summer barbecues and outdoor gatherings. The garden is not only a delightful retreat for relaxation but also a secure sanctuary for children and pets, enclosed by fencing and hedge row borders. Descend to a lower tiered garden, offering serene views of the stream, known as Bradshaw Brook, in the background.







APPROX. FLOOR
AREA 131.8 SQ.M
(1419 SQ.FT.)

Features:

- Detached True Bungalow
- Spacious Floorplan Over 1419 sq. ft
- Three Bedrooms Plus Office
- Two Bathrooms
- Driveway For Several Cars
- Well Presented Throughout
- Front & Rear Gardens
- Woodland Aspect To the Rear
- Tenure: Freehold
- **EPC Rated: tbc**
- Council Tax Band: E

On your doorstep

Step outside into the peaceful neighbourhood of Ashdene Crescent, a quiet location with no through traffic and top-notch neighbours all around with the provision of an effective neighbourhood watch scheme.

On your doorstep, all the amenities you could wish for are close at hand, with a medical centre, major supermarket, dentist, pharmacy, opticians, dress shop, Post Office, florist and beauty salon all within walking distance.

Dine out with ease; a plethora of pubs and restaurants are on your doorstep including Bill & Coo café-bar or Porters Wine Bar. Serving up specials including shark steak and pasta infused with squid ink is Harwood's Baci Italian restaurant.

A footpath along Ashdene Crescent delivers you to the other side of the stream and along to the playing fields. Why not perfect your putting at Harwood Golf Course, only a walk away?

Well connected for commuters, make weekly city trips with ease, The A666 and its links to Manchester are accessible, alongside the new Bolton interchange. Manchester Airport, the Lake District, Chester and York can all be accessed, courtesy of its excellent transport links.

Close by, the superior selection of local schools adds another feather to Bradshaw Brook House's cap, with educational establishments such as St Maxentius C of E Primary School, Canon Slade Secondary School and St Brendan's RC Primary School only a short walk away. Cineworld, Bolton, is also only a short drive away for weekend movie nights.

64
ASHDENE CRESCENT



HARWOOD
BOLTON
BL2 3LF

NEWTON & CO

T: 01204 329975
E: INFO@NEWTONCO.CO.UK
WWW.NEWTONCO.CO.UK
237A DARWEN RD, BROMLEY CROSS, BL7 9BS

