



3 Ash Grove, Harwood

Offers in Region of £349,000

**Miller Metcalfe**  
*Every step of the way*

### 3 Ash Grove

Harwood, Bolton

This well presented fully modernised extended to the rear with a single extension three bedroom detached house situated on a corner plot it is offered with no onward chain and occupies a generous plot in a popular residential location. The property is thoughtfully designed throughout, providing the perfect family home with spacious and versatile accommodation. Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy living room with sliding doors to the rear and wood panelling, which enjoys lovely views across the surrounding area. The modern dining kitchen is well equipped with a range of integrated appliances, ample storage, and plenty of room for dining it is an ideal space for entertaining guests or enjoying family meals. There is a utility room with space for a washing machine and dryer and a downstairs bathroom with a fully fitted suite. Upstairs, the property boasts three well proportioned bedrooms master with fitted wardrobes, each benefitting from plenty of natural light and pleasant outlooks. The contemporary family bathroom is fitted with a four piece suite and is stylishly finished with quality fixtures and fittings. Additional features include gas central heating, double glazing throughout, and tasteful décor that adds to the overall appeal.

Outside, the property offers extensive gardens to the front, side, and rear, making the most of its desirable corner plot position. The front garden is mainly laid to lawn with mature shrubs and a pathway leading to the entrance. To the side and rear, the private garden is fully enclosed and provides a safe environment for children and pets to play, as well as an attractive space for outdoor dining or relaxation. A paved patio area is perfect for summer barbeques or enjoying the evening sun. The property also benefits from a part garage which is used for storage and a private driveway, offering off road parking for multiple vehicles. Well maintained borders and established planting create a sense of privacy and tranquillity. This home is ideally situated close to local schools, amenities, and transport links, making it a superb choice for families seeking both comfort and convenience. Early viewing is highly recommended to fully appreciate the outside space and overall setting of this delightful property.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

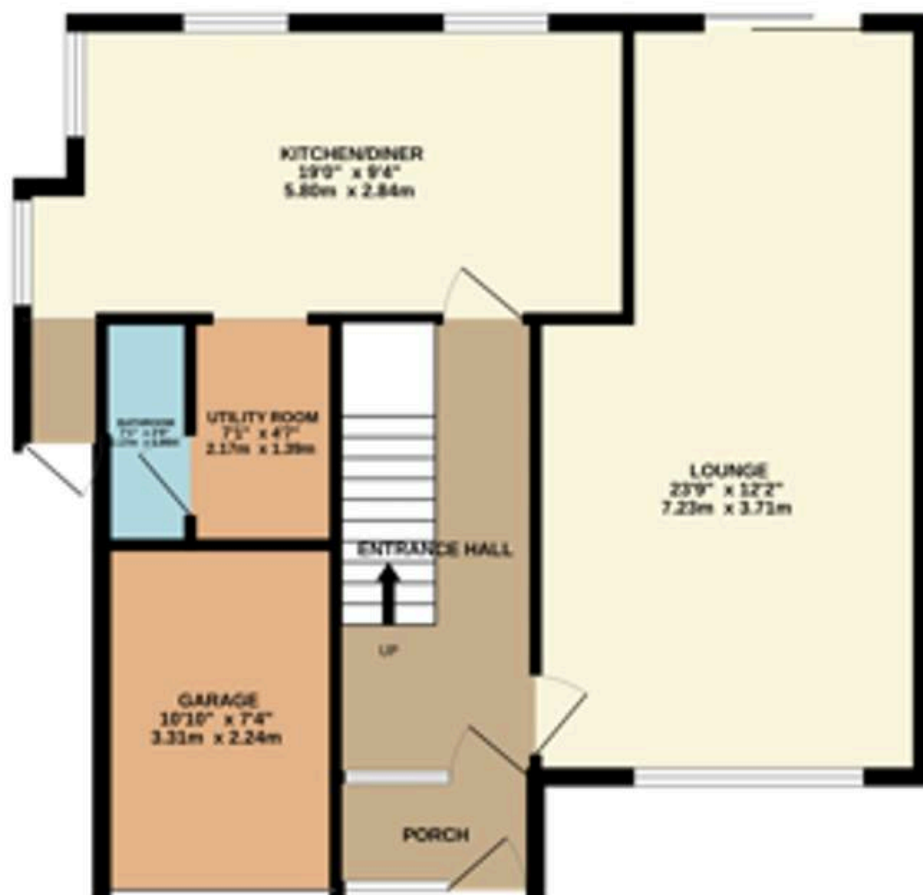




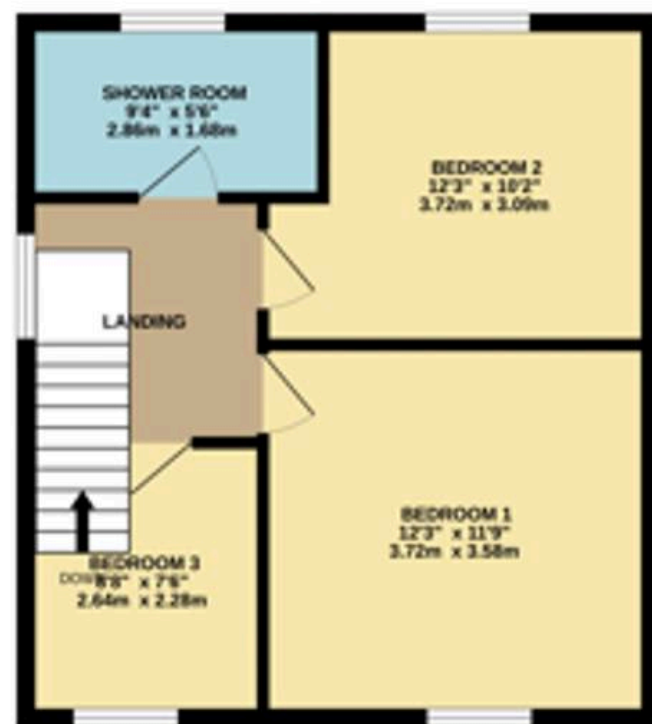




GROUND FLOOR  
623 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.6 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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