



## Bluebell Close

Bolton, BL2 3PF

£300,000



Situated in a sought-after residential setting on Bluebell Close in Harwood, this beautifully presented three-bedroom home offers thoughtfully designed, contemporary living space. Exuding style and sophisticated modern finishes throughout, the property features elegant herringbone flooring, a light-filled dining kitchen opening to the rear, a principal bedroom with built-in storage and en-suite facilities, and sleek sanitaryware. Perfectly balance for modern family life or discerning buyers, the residence seamlessly combines open-plan dining with cosy lounge accommodations.

Let's tell you more about it!



Effortless Living & Welcoming Spaces

Stepping through the front door, you are greeted by a crisp, neutral entrance hall featuring dark wood-effect herringbone flooring that sets a warm, sophisticated tone carried throughout the ground floor. Positioned conveniently off the hallway is a stylish guest WC fitted with a modern Duravit wash hand basin, contemporary mixer tap, and low-level WC.

Moving through into the expansive main living room, natural light streams through the front window, illuminating a generous space tailored for relaxation. Open spindle stairs gently rise to the first floor, while a discreet under-stairs cupboard offers ideal hidden storage.

To the rear, double doors flow seamlessly into the impressive dining kitchen. Designed as the heart of the home, the kitchen area is appointed with sleek grey shaker-style cabinetry, wood-effect work surfaces, tiled backsplashes, and integrated cooking appliances including a gas hob and extractor canopy. The adjoining dining zone comfortably accommodates a full-sized table, bathed in sunlight via French doors that open directly onto the garden patio.

Restful Bedrooms & Chic Bathrooms

The carpeted first-floor landing leads to three well-proportioned bedrooms and a family bathroom.

The primary bedroom sits at the front, featuring built-in wardrobe space and direct access to an en-suite shower room. The en-suite is finished with a tabletop vessel basin set above a floating vanity unit, modern tiled accents, a heated towel rail, and a shower enclosure.

Bedrooms two and three are positioned to the rear overlooking the garden, both beautifully finished with custom wall panel detailing and stylish neutral decor. Serving the landing is the modern three-piece family bathroom, featuring a bath, floating basin, push-button WC, textured wall tiling, and a window providing natural ventilation.

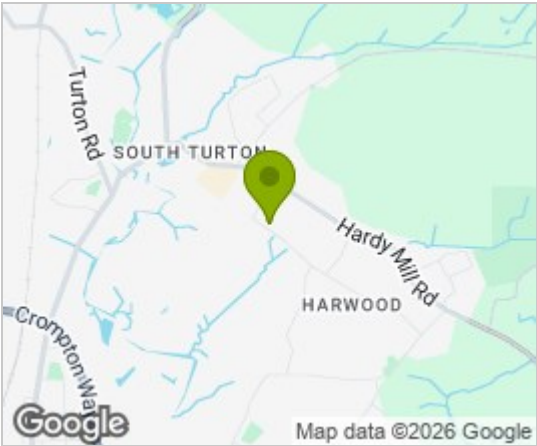
Garden to Enjoy Throughout the Seasons

Directly accessible via the dining kitchen’s French doors, the spacious landscaped rear garden offers an inviting indoor-outdoor connection ideal for al fresco dining, entertaining, and everyday family relaxation. The property also benefits from a small side driveway, providing handy off-road parking or secondary access.

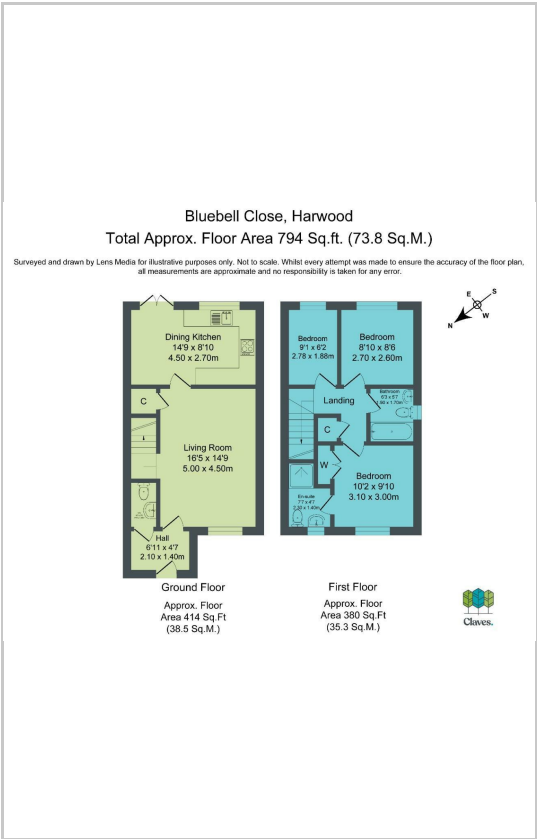
Specifics

- Tenure - Leasehold
- Ground Rent - £200 per annum
- Alarm system

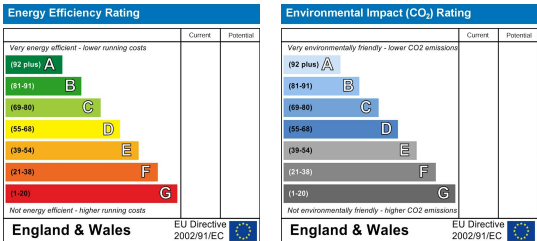
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.  
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk