



Ashover Close

Bolton

Miller Metcalfe
Every step of the way

Ashover Close

Bolton

Semi Detached  3  1 EPC Rating - D

BEING SOLD WITH NO ONWARD CHAINFANTASTIC LOCATION***

As you enter the property, you're greeted by an inviting entrance hall that leads into a spacious living room. The living area features elegant oak flooring and a cozy gas fireplace, creating a warm and welcoming atmosphere. Large windows overlook the front lawn, filling the room with natural light.

The well-appointed kitchen is equipped with a gas hob, oven, and extractor fan, complemented by ample storage cabinets. It flows seamlessly into the dining room, where patio doors offer views of the rear garden, perfect for entertaining family and friends.

Upstairs, you'll find three bedrooms, including two larger rooms and one smaller room, all featuring plenty of storage space. The family bathroom completes the upper level.

Located in a family-friendly neighbourhood, the property is within walking distance of local primary schools, including The Oaks Primary School. Nearby shops, restaurants, and a conveniently located Starbucks cater to your daily needs.

For those who enjoy the outdoors, Blackburn Road offers easy access to countryside walks and scenic drives. Alternatively, a short journey in the opposite direction takes you to the vibrant

Bolton town centre, where you can explore a range of cultural attractions, shopping options, and dining experiences.

Ashover Close presents an excellent opportunity for families looking for a comfortable home in a prime location, offering the perfect balance between urban convenience and suburban tranquillity

MOBILE COVERAGE

EE
Vodafone
Three
O2

BROADBAND

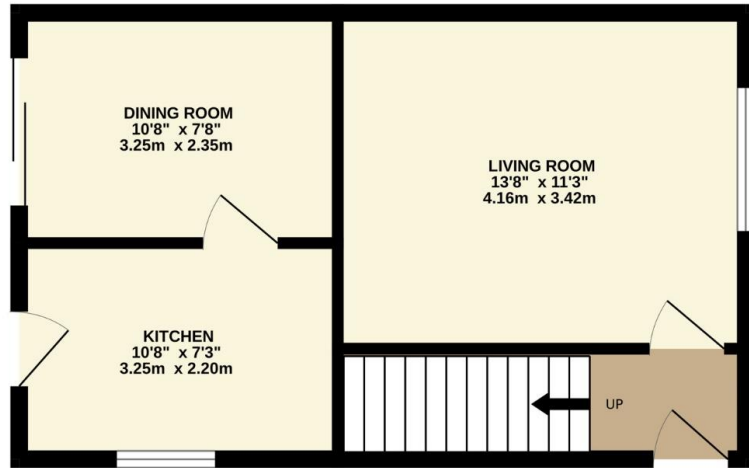
Basic: 16 Mbps
Superfast: 295 Mbps
Ultrafast: 1800 Mbps

SATELLITE / FIBRE TV AVAILABILITY

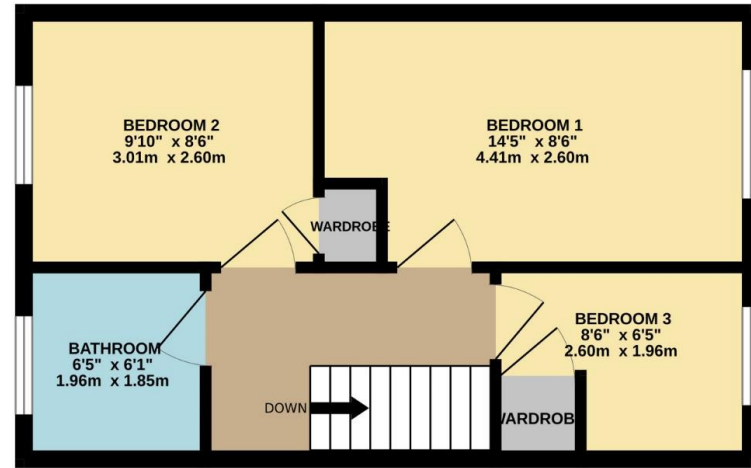
BT - YES
Sky - YES
Virgin - YES



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



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



TOTAL FLOOR AREA : 726 sq.ft. (67.5 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

Can't thank you all enough.

Sally - Google -



Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google -



Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google -



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