



Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

# CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 163 m<sup>2</sup>/1,748 sq.ft  
GROUND FLOOR: 94 m<sup>2</sup>/1,008 sq.ft, FIRST FLOOR: 69 m<sup>2</sup>/740 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

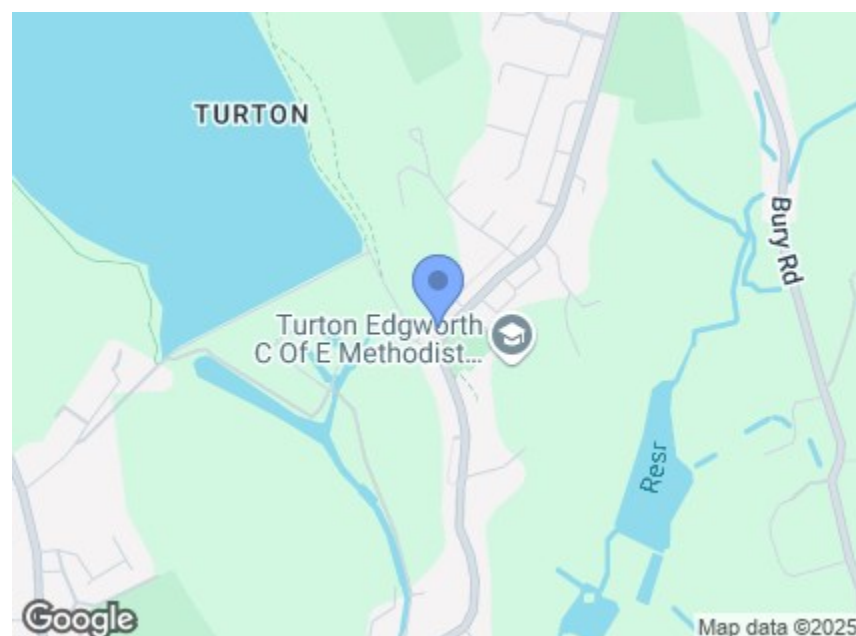


175 Bolton Road  
Turton, Bolton, BL7 0AF

Price guide £525,000



- Immaculate Extended Three Bedroom Semi-Detached Stone Cottage
- Retaining Original Period Features Throughout, Built Circa 1880
- Master Bedroom With En-Suite, Family Bathroom & Down Stairs WC
- Rear Garden With Stunning Views & Driveway Parking
- Stunning Views Over Wayoh Reservoir & Surrounding Countryside.
- Open Plan Kitchen/Dining & Family Room, With Lounge & Office
- Close To Local Amenities, Countryside Walks & Parks
- A Must See!! To Appreciate, Views, Location, Size, Finish & Charm



### Directions

From our central Ramsbottom office head north on Central St towards Rothwell St. next turn right onto Carr St and then turn right onto Bolton St/A676. Continue to follow A676, turn right onto Bury Rd and then left onto Bolton Rd.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(91-91) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# 175 Bolton Road

## Turton, Bolton, BL7 0AF

\*\*\*IMMACULATE & BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOMED SEMI DETACHED STONE COTTAGE, BUILT CIRCA 1880\*\*FULLY RENOVATED THROUGHOUT\*\*STUNNING VIEWS OVER THE WAYOH RESERVOIR & COUNTRYSIDE\*\*GARDEN & DRIVEWAY PARKING\*\*\*Charles Louis Homes are delighted to bring this stunning extended three-bedroom, semi-detached stone cottage, built circa 1880, originally as one house and then split shortly after to two stone cottages. Over the years there have only been a few owners and has been fully renovated throughout, including a double storey extension and a single side extension, which has been built using stone from original building, including original slate roof and hard wood sash windows. The property has been renovated fully in keeping with the conservation area requirements, including cast iron radiators throughout, downspouts and guttering's.

The property in brief combines of traditional hallway with original features, leading off to living room with open fire, dining room, open plan kitchen/breakfast area and family room, with bi-folding doors, opening to rear garden with stunning views over wayoh and countryside. The downstairs also benefits from separate utility room, downstairs wc and office. To the first floor is a master bedroom with apex roof, bi-folding doors, offering stunning views, dressing room and en-suite. There are a further two double bedrooms and family bathroom, retaining period feature throughout.

To the rear is a breath-taking view over the wayoh and surrounding countryside, with a garden and raised patio area, with original York stone, sourced locally. To the front offers off road parking, set in a stunning courtyard. A Must See!!! To Appreciate Charm, Size Finish & Location, Offering Views and Tranquility.

### Hallway

37 x 90 (1.09m x 2.74m)  
Original wooden door, opening from courtyard, tiled flooring, cast iron radiator, centre ceiling light, original coving, access to downstairs accommodation and stairs to first floor.

### Living Room

130 x 153 (3.96m x 4.65m)  
Hard wood sash look window to front elevation, retaining many period features, original working fire with stone hearth and tiled flooring, coving, cast iron radiator, centre rose with centre ceiling light, laminate wood flooring and power points.



### Dining Room

131 x 153 (3.99m x 4.65m)  
Hard wood sash look window to side elevation, retaining many period features, original cast iron fire surround, original period coving, cast iron radiator, centre rose and ceiling light, original wooden door, laminate wood flooring, storage cupboards, open plan through to kitchen/breakfast area and family room.



### Downstairs WC

31 x 711 (0.94m x 2.41m)  
Hard wood sash look opaque window to rear elevation, fitted with a modern two piece suite comprising of floating WC and a hand wash basin, cast iron radiator, inset spots, fully tiled flooring and half tiled walls,

### Office

43 x 711 (1.30m x 2.41m)  
Original arched hard wood sash look window to front elevation overlooking the original stone courtyard, cast iron radiator, laminate wood flooring, centre ceiling light.

### Open Plan Kitchen/Breakfast Area & Family Room

146 x 171 (4.42m x 5.21m)  
Extended open plan area, offering a great space for entertaining for family and friends, with bi-folding doors and French doors to rear elevation, offering stunning views over wayoh and surrounding countryside. Fitted with a range of wall and base units, inset sink and drainer unit with mixer tap, contrasting worktops, five ring belling range cooker with extractor above, integrated dishwasher, space for double fridge freezer, breakfast island with with seating and cupboard space, laminate wood flooring, centre rose with feature ceiling light, cast iron radiators, opening up to family room and access to downstairs wc, separate utility room and office.



### Alternative View



### Lounge/Family Room

100 x 161 (3.05m x 4.90m)  
Bi-folding doors opening fully to rear with stunning views over garden, wayoh reservoir and surrounding countryside, open plan from kitchen offering light and airy entertaining space, laminate wood flooring, cast iron radiator, centre ceiling light.



### Alternative View



### Utility Room

43 x 72 (1.30m x 2.18m)  
Worktops with plumbing for washing machine and space for dryer, boiler, centre ceiling lighting, laminate wood flooring, access to office.

### First Floor Landing

Leading off to Master Bedroom with en-suite and dressing room, two further double bedrooms and family bathroom, original wooden banisters, laminate wood flooring, feature centre ceiling light, loft access with ladder, cast iron radiator and storage cupboard.

### Master Bedroom

11'11 x 14'1 (3.63m x 4.29m)  
Extended light and airy relaxing space with Tri-folding doors to rear elevation with glass Juliette balcony, offering stunning views over wayoh reservoir and surrounding countryside, apex ceiling, cast iron radiators x 2, wardrobes, laminate wood flooring, centre ceiling light and access to en-suite shower room.



### Dressing Room

5'11 x 4'9 (1.80m x 1.45m)  
Inset spot lights, laminate wooden flooring and space to convert to dressing room with built in wardrobes, but is currently used as a nursery.

### En-suite Shower Room

5'11 x 5'9 (1.80m x 1.75m)  
Hard wood sash look opaque window to side elevation, fitted with a modern three piece suite comprising of walk in shower with rainfall shower head and detachable shower, floating WC, modern hand wash basin, chrome heated towel rail, inset spots, fully tiled walls and flooring.

### Bedroom Two

13'0 x 10'6 (3.96m x 3.20m)  
Double bedroom with hard wood sash look window to side elevation, cast iron radiator, centre rose with ceiling light.



### Bedroom Three

13'2 x 15'3 (4.01m x 4.65m)  
Double bedroom with hard wood sash look window to front elevation, original cast iron open fireplace, cast iron radiator, centre rose with ceiling light,



### Family Bathroom

6'10 x 7'9 (2.08m x 2.36m)  
Hard wood sash look opaque window to side elevation, fitted with a modern three piece suite comprising of a free standing bath with shower attachment, WC and hand wash basin, fully tiled flooring, half tiled walls, chrome heated towel rail, inset spots



### Rear Garden

A quiet and private rear garden with stunning Views Over Wayoh and surrounding countryside, built with local sourced York stone, with raised patio area and lawned garden, mature plants and shrubs. Offering piece and tranquillity or entertaining family and friends.



### Alternative View



### Front External

Built with local sourced York stone, set behind dwarf wall with parking, outside lighting, access to front door, seating area, with mature trees and small plantings