

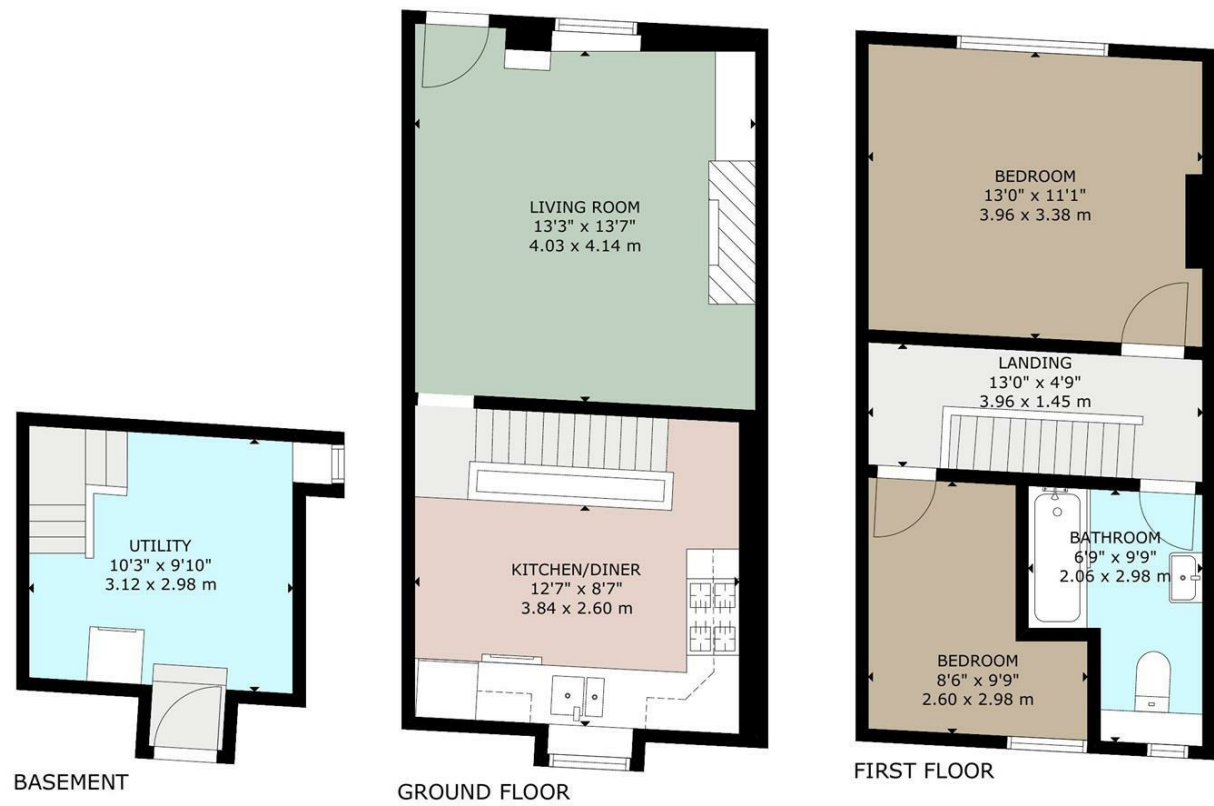


Charles Louis Homes Ltd
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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 75 m²/814 sq ft
BASEMENT: 10 m²/109 sq ft, GROUND FLOOR: 33 m²/360 sq ft, FIRST FLOOR: 32 m²/345 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

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



35 Bolton Road
Turton, Bolton, BL7 0DS

Offers in the region of £205,000



- Charming and well-maintained property with a blend of traditional character and modern comfort.
- Tastefully decorated interior featuring modern finishes that enhance overall appeal.
- Well-proportioned bedrooms providing plenty of space for relaxation.
- Excellent local schools, and recreational facilities, with good transport links to Bolton and Manchester.
- Spacious living areas ideal for families or those seeking a comfortable living space.
- Ample natural light throughout, creating a bright and welcoming atmosphere.
- Picturesque setting surrounded by stunning countryside with easy access to essential amenities.

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.

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35 Bolton Road

Turton, Bolton, BL7 0DS

A charming and well-maintained property, offering a perfect blend of traditional character and modern comfort. This delightful home features spacious living areas, making it ideal for families or those seeking a comfortable living space.

The interior is tastefully decorated, with modern finishes that enhance the overall appeal of the home. With ample natural light throughout, the property feels bright and welcoming. The bedrooms are well-proportioned, providing plenty of space for relaxation.

The property benefits from a picturesque setting, surrounded by stunning countryside while still offering easy access to essential amenities. Egerton is known for its friendly community atmosphere and is a highly sought-after area for families, with excellent local schools and recreational facilities. The area is well-connected, with nearby transport links to Bolton and Manchester, making it an ideal location for commuters.

Living Room

13'3 x 13'7 (4.04m x 4.14m)

uPVC double glazed window with front elevation, stone feature fireplace, centre ceiling lighting, carpet flooring, original beams



Alternative View



Kitchen/ Diner

12'7 x 8'7 (3.84m x 2.62m)

uPVC double glazed window with rear elevation, range of built in wall and base units with integrated oven and five ring hob, plumbing for washing machine, space for fridge/freezer, extractor, modern gas central heating radiator, centre ceiling lighting, tiled splash back, wood effect laminate flooring, power points,



First Floor Landing

13'0 x 11'1 (3.96m x 3.38m)

Carpet flooring, inset spot lights, access to loft,



Bedroom One

13'0 x 4'9 (3.96m x 1.45m)

uPVC double glazed window with front elevation, inset spot lights, carpet flooring



Bedroom Two

8'6 x 9'9 (2.59m x 2.97m)

uPVC double glazed window with rear elevation, carpet flooring, gas central heating radiator



Alternative View



Bathroom

6'9 x 9'9 (2.06m x 2.97m)

uPVC double glazed frosted window to rear elevation, fitted with a three piece bathroom suite comprising of a p-shaped bath with overhead shower and glass screen, low level WC and a hand wash basin with vanity unit,

Basement/ Utility

10'3 x 9'10 (3.12m x 3.00m)

Tenure - Leasehold

Council Tax - Blackburn with Darwen Band C