



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

17 Wellington Road, Turton, Bolton, BL7 0EG

The Property

A wonderful looking stone fronted end terraced, complimented by the rendered side elevation, enjoying spectacular views to the front which really must be seen! Positioned in Chapeltown, on the doorstep to beautiful open countryside! The property has undergone a full renovation programme to create a ready to move into home, there is lots of space for the family to enjoy with flexible living accommodation arranged over 3 floors...

Step Inside

Once inside this modern, refurbished property you'll discover the impressive open plan living space of your lounge-kitchen-dining area. There is a large window to the front which allows for light to flood into this wonderful space and offers picturesque views over open countryside. Its open to the dining area, you'll notice the beautiful grey flagged flooring which covers the downstairs living space and a log burning stove creating a lovely focal point. To the back of the property sits your kitchen, featuring dark grey wall and floor units with complimentary solid oak worktops, built in oven and hob with your chrome/glazed extractor hood above. Integrated fridge, dishwasher, washing machine and stylish tiled grey splashbacks. Two velux windows allow natural light to stream through making the kitchen area bright and airy, French doors lead out to the courtyard and will let a cool breeze in during those warmer summer months.

Bedtime & Baths

The landing connects you to two bedrooms, the bedroom to the front benefits from breath-taking views over open countryside which are sure to make those early mornings that little bit easier! This bedroom also provides fitted wardrobes. The back bedroom offers pleasant views over the rear small woodland area and St Anne's Church spire. A built in cupboard houses the Worcester combi-boiler. The gorgeous 3 piece bathroom comprises a bath with shower above, Wc with a concealed flusher, vanity wash basin and is beautifully tiled with a chrome heated towel rail. A staircase from the landing leads to the dormer bedroom and a stunning en-suite shower room.

Attic Bedroom with Dormer

Follow the staircase upwards to the deceptively large master bedroom. This room is another good sized double bedroom and also features it's own impressive en-suite. The fabulous en-suite comprises of a tiled/glazed shower enclosure with a rain dance shower head above, vanity wash basin with storage below and a WC with concealed cistern. Finished with stylish grey wall and floor tiling plus a chrome heated towel rail. A large velux window allows natural light to pour into the en-suite. Just like all of the other bedrooms, the view from this bedroom is no different. With the expansive countryside to the front of the property, these spectacular views are something which the next owners of this property will never get tired of!

Step Outside

From the kitchen you are greeted by a patio area, an additional raised flagged patio is perfect for hosting Summer BBQ's or relaxing in the summer sunshine. To the side of the property is a tarmac driveway, the vendor has always had use of this for parking but if is not part of the title deeds to the property.

Out And About

Situated in the picturesque village of Chapeltown, the beautiful local countryside is virtually beyond the garden fence, whilst the Jumbles, the Wayoh, the Entwistle reservoirs and the West Pennine moors are all within easy reach. Edgworth primary school, Turton high school and Eagley juniors can easily be accessed. Transport links are superb with Bromley Cross railway station which directly serves Manchester, Bolton and Blackburn easily reached, while access via road to Bolton, Darwen, Blackburn and Bury is straight forward.

£285,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Impressive Extensively Extended End Terraced House
- Situated In Chapeltown on The Fringe Of Open Countryside
- Open Plan Lounge-Diner-Kitchen
- Two First Floor Bedrooms Plus Attic Bedroom with Dormer & En-Suite
- Fabulous Family Bathroom
- Stunning Views To The Front
- Rear Courtyard
- Internal Inspection Highly Advised

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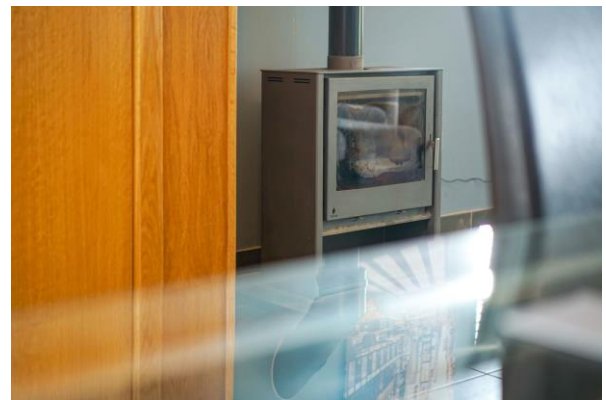
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Open Plan Lounge



Open Plan Dining Area





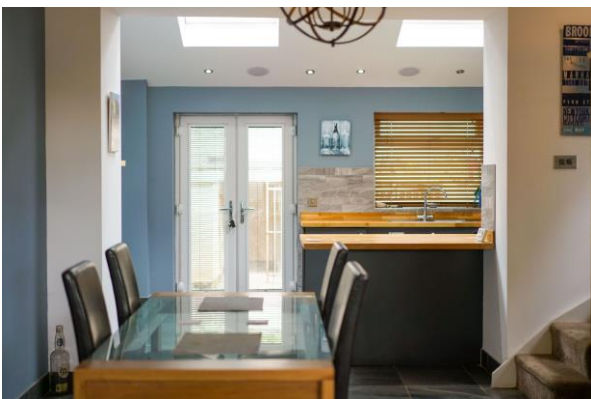
Additional Dining Area Pictures



Impressive Kitchen



Additional Kitchen Pictures



First Floor



Bedroom 2



Bedroom 3



Modern Family Bathroom



Dormer Attic Bedroom





Impressive En-Suite



Outside





Front & Rear Views



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property