



WILLIAM THOMAS
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

DRAFT

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

PRINT NAME _____

SIGNED _____

DATED _____

62 Bolton Road, Turton, Bolton, BL7 0DR

Introducing a charming semi-detached 1930s family home offering the best of both worlds: the allure of semi-rural living combined with the convenience of being nestled in the heart of a traditional village. This delightful residence boasts four bedrooms and showcases outstanding views, providing a picturesque backdrop for everyday living. Enjoy the close-knit community with the added convenience of fantastic restaurants, inviting pubs, and local shops—all within easy walking distance. Embrace the tranquility of semi-rural living while relishing the comforts of village life, creating a perfect balance for a family seeking both a serene setting and the vibrancy of village amenities right on your doorstep.

A Closer Look...

As you pull up the winding driveway, the captivating location of this property immediately unfolds. Nestled against the backdrop of the countryside, the home exudes a sense of seclusion and tranquillity. Despite its remote feel, the property remains conveniently connected to local amenities, providing the best of both worlds—peaceful seclusion with the added convenience of nearby facilities.

Step into this inviting home through the bright and airy glazed porch, which leads you into the welcoming entrance hallway. A beautiful wooden half-turn staircase graces this space, accompanied by a convenient understairs storage cupboard for added functionality. But first, let's explore the ground floor...

To the left, a spacious lounge awaits, with double aspect windows that invite ample natural light and offer delightful views to both the front and rear. Adding to the countryside charm, there is an open fireplace with an ornate surround, creating a warm and inviting atmosphere perfect for relaxing evenings with the family. Across the hallway, discover a more formal sitting room featuring a stunning large bay window that overlooks the front of the property. This elegant space is bathed in natural light, offering a perfect setting for gatherings or moments of quiet contemplation.

To the rear of the property, there is a formal dining room, offering captivating views of the garden and countryside. There are handy in-built storage cupboards either side of the chimney breast to allow you to keep everything neat and tidy.

Leading from here is a stunning kitchen-dining room, in a thoughtful extension sympathetic to the property's character. The kitchen exudes charm with its cream shaker-style base and wall units, harmonizing perfectly with the contrasting black worktops that accentuate the impressive black Rangemaster cooker. Integrated appliances, including a Bosch dishwasher, fridge, and freezer, along with generous cupboard storage, ensure ample space for hosting delightful family meals. A dining area sits

surrounded by windows to enjoy the peaceful views while you share breakfast.

Adjacent to the kitchen, there is a convenient utility room equipped with plumbing for a washing machine and tumble dryer, as well as offering additional storage for all your cleaning supplies. Completing the ground floor is a spacious downstairs W.C., featuring a Burlington wall-mounted wash basin and W.C., contributing both style and practicality to this well-appointed home.

Up the Stairs...

Ascend the half-turn staircase, basked in natural light streaming through a window, leading you to the upper floor where four well-proportioned bedrooms and the family bathroom await. Access to the loft is conveniently situated through a hatch on the landing, offering additional storage.

The master bedroom impresses with its generous size, effortlessly accommodating a king-sized bed and furnishings, complemented by double aspect windows that infuse the space with leafy views, light and openness.

The second bedroom is equally spacious, and showcases stunning views of the surrounding countryside, adding to the room's allure. Bedroom three presents as a generous double size, boasting a large window overlooking the garden, providing a tranquil and pleasing view. The fourth bedroom, a single-sized space, offers versatility as a potential home office or a cozy nursery, catering to various lifestyle needs.

Finally, the family bathroom offers a spacious and serene retreat flooded with plenty of natural light. Enjoy the added comfort provided by the 'Warmup' underfloor heating, ensuring a comfortable experience in this space. Equipped with a 3-piece Burlington bathroom suite, this room features a shower over the bath accompanied by a separate handheld showerhead, a pedestal wash basin, and a W.C. Completing the functionality, a chrome heated towel rail adds a touch of luxury while ample in-built storage within the cupboards offers convenience for keeping your essentials neatly organized.

Outside...

The charm of this property extends to its wraparound landscaped gardens, encompassing the front, side, and rear spaces. Patios positioned both at the front and rear offer versatile outdoor areas, perfectly complementing the manicured lawns and the presence of mature trees and bushes. This expansive layout ensures ample space for every member of the family to enjoy and unwind. The idyllic garden borders stunning countryside and fields, providing a picturesque backdrop that invites a seamless connection with nature.

Out & About...

Situated in Edgworth, a traditional English village known for its pretty stone properties where walks and countryside beckon within your easy reach. The church and primary school allow families to fully immerse themselves in all that village life has to offer and, in the centre, an assortment of amenities are on hand, including a selection of local shops, doctors', dentist, post office and hairdresser. For sports, Edgworth boasts a cricket club and a bowling green whilst The Barlow is the hub of the village, hosting an array of activities for all ages.

£0.00

62 Bolton Road, Turton, Bolton, BL7 0DR

www.williamthomasestates.co.uk
454 Darwen Road Bromley Cross Bolton



WILLIAM THOMAS
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK



- Stunning 1930s Semi Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Extended to Rear
- Kitchen-Diner
- Utility Room
- Downstairs W.C.
- Stunning Countryside Views
- Driveway and Private Parking
- Landscaped Wraparound Garden

62 Bolton Road, Turton, Bolton, BL7 0DR

Introducing a charming semi-detached 1930s family home offering the best of both worlds: the allure of semi-rural living combined with the convenience of being nestled in the heart of a traditional village. This delightful residence boasts four bedrooms and showcases outstanding views, providing a picturesque backdrop for everyday living. Enjoy the close-knit community with the added convenience of fantastic restaurants, inviting pubs, and local shops—all within easy walking distance. Embrace the tranquility of semi-rural living while relishing the comforts of village life, creating a perfect balance for a family seeking both a serene setting and the vibrancy of village amenities right on your doorstep.

A Closer Look...

As you pull up the winding driveway, the captivating location of this property immediately unfolds. Nestled against the backdrop of the countryside, the home exudes a sense of seclusion and tranquility. Despite its remote feel, the property remains conveniently connected to local amenities, providing the best of both worlds—peaceful seclusion with the added convenience of nearby facilities.

Step into this inviting home through the bright and airy glazed porch, which leads you into the welcoming entrance hallway. A beautiful wooden half-turn staircase graces this space, accompanied by a convenient understairs storage cupboard for added functionality. But first, let's explore the ground floor...

To the left, a spacious lounge awaits, with double aspect windows that invite ample natural light and offer delightful views to both the front and rear. Adding to the countryside charm, there is an open fireplace with an ornate surround, creating a warm and inviting atmosphere perfect for relaxing evenings with the family. Across the hallway, discover a more formal sitting room featuring a stunning large bay window that overlooks the front of the property. This elegant space is bathed in natural light, offering a perfect setting for gatherings or moments of quiet contemplation.

To the rear of the property, there is a formal dining room, offering captivating views of the garden and countryside. There are handy in-built storage cupboards either side of the chimney breast to allow you to keep everything neat and tidy.

Leading from here is a stunning kitchen-dining room, in a thoughtful extension sympathetic to the property's character. The kitchen exudes charm with its cream shaker-style base and wall units, harmonizing perfectly with the contrasting black worktops that accentuate the impressive black Rangemaster cooker. Integrated appliances, including a Bosch dishwasher, fridge, and freezer, along with

generous cupboard storage, ensure ample space for hosting delightful family meals. A dining area sits surrounded by windows to enjoy the peaceful views while you share breakfast.

Adjacent to the kitchen, there is a convenient utility room equipped with plumbing for a washing machine and tumble dryer, as well as offering additional storage for all your cleaning supplies. Completing the ground floor is a spacious downstairs W.C., featuring a Burlington wall-mounted wash basin and W.C., contributing both style and practicality to this well-appointed home.

Up the Stairs...

Ascend the half-turn staircase, basked in natural light streaming through a window, leading you to the upper floor where four well-proportioned bedrooms and the family bathroom await. Access to the loft is conveniently situated through a hatch on the landing, offering additional storage.

The master bedroom impresses with its generous size, effortlessly accommodating a king-sized bed and furnishings, complemented by double aspect windows that infuse the space with leafy views, light and openness.

The second bedroom is equally spacious, and showcases stunning views of the surrounding countryside, adding to the room's allure. Bedroom three presents as a generous double size, boasting a large window overlooking the garden, providing a tranquil and pleasing view. The fourth bedroom, a single-sized space, offers versatility as a potential home office or a cozy nursery, catering to various lifestyle needs.

Finally, the family bathroom offers a spacious and serene retreat flooded with plenty of natural light. Enjoy the added comfort provided by the 'Warmup' underfloor heating, ensuring a comfortable experience in this space. Equipped with a 3-piece Burlington bathroom suite, this room features a shower over the bath accompanied by a separate handheld showerhead, a pedestal wash basin, and a W.C. Completing the functionality, a chrome heated towel rail adds a touch of luxury while ample in-built storage within the cupboards offers convenience for keeping your essentials neatly organized.

Outside...

The charm of this property extends to its wraparound landscaped gardens, encompassing the front, side, and rear spaces. Patios positioned both at the front and rear offer versatile outdoor areas, perfectly complementing the manicured lawns and the presence of mature trees and bushes. This expansive layout ensures ample space for every member of the family to enjoy and unwind. The idyllic garden borders stunning countryside and fields, providing a picturesque backdrop that invites a seamless connection with nature.

Out & About...

Situated in Edgworth, a traditional English village known for its pretty stone properties where walks and countryside beckon within your easy reach. The church and primary school allow families to fully immerse themselves in all that village life has to offer and, in the centre, an assortment of amenities are on hand, including a selection of local shops, doctors', dentist, post office and hairdresser. For sports, Edgworth boasts a cricket club and a bowling green whilst The Barlow is the hub of the village, hosting an array of activities for all ages.

£0.00

62 Bolton Road, Turton, Bolton, BL7 0DR

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Entrance Hallway



Lounge



Sitting Room



Dining Room



Extended Breakfast Kitchen



Additional Kitchen Pictures



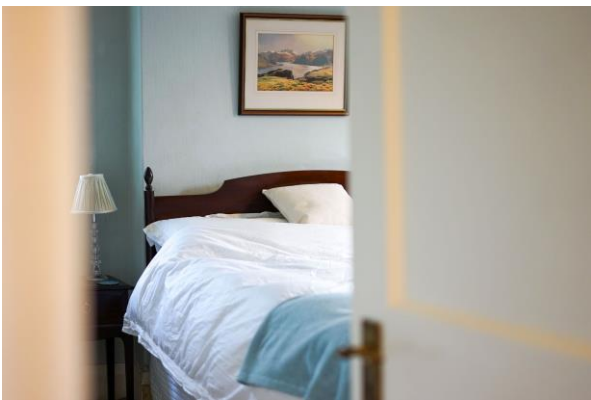
Downstairs Wc



First Floor



Bedroom 1



Bedroom 2





Bedroom 3



Bedroom 4



3 Piece Bathroom



Additional Bathroom Pictures



Outside



Views



Driveway



Front & Side Elevation



Aerial Photography



Additional Aerial Shots



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