



**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 \_\_\_\_\_

## **22 Waterside, Belmont, Bolton, BL7 8AQ**

### **Welcome to 22 Waterside, Belmont...**

A truly stunning four-bedroom, detached stone property, with over 1900sqft of living accommodation set over three floors. Built in 2017 and set within an exclusive development backing onto a large pond, with Eagley Brook to the side of the garden, this impressive home boasts the largest plot and is in show-home condition – ready for you to move in, unpack and enjoy the tranquillity of nature that surrounds you! Viewing is highly recommended to appreciate the sheer beauty, location and size of this home.

### **A Closer Look...**

After parking on your private block-paved driveway, secure behind electric gates, step through the composite door and prepare to be impressed! The entrance hallway that greets you and sets the tone for this stylish home, with LVT wooden flooring and a glazed/oak staircase. To your right is the first lounge, with plush grey carpets and dual aspect windows, allowing you to relax and enjoy the views of both the garden and the brook. A tri-fold glazed door allows you to open this room up to the garden during warmer months, and the windows downstairs are fitted with electric remote-controlled blinds for ultimate convenience. Back through the hallway, you'll find the impressive modern kitchen-diner - a space that is sure to wow guests! Bright and airy, with three full height windows and two Velux windows to the kitchen area. The high-spec kitchen has cream base and wall units, with contrasting black quartz worktops, and integrated Neff double ovens, 5-ring gas hob, fridge-freezer and dishwasher. A handy utility is tucked behind the kitchen, with matching units and worktops for plenty of storage, as well as plumbing provisions for your washing machine and tumble dryer. There is also internal access to the garage. A downstairs W.C. completes the ground floor, part tiled in contemporary neutrals with a concealed cistern W.C., pedestal basin and chrome heated towel rail.

### **First Floor...**

Follow the plush carpeted staircase upstairs, and you'll two great sized bedrooms and a family bathroom. The larger bedroom on this floor is currently used as a spacious family lounge, with views to both the front and rear of the property. French doors lead out to the rear patio and garden, looking out towards the pond – perfect for enjoying lazy summer weekends! The other bedroom on this floor is a spacious double, with serene views of the brook and a walk-in wardrobe area.

### **Second Floor...**

On the top floor, you'll discover two double bedrooms, both with en-suites and exceptional views. The master suite is an impressive size, with walk-in wardrobe and dual aspect windows allowing you to enjoy views of both the pond to the rear and the brook to the front. The gentle bubbling of the brook makes this master bedroom the perfect relaxing haven. A stylish en-suite, fully tiled in luxurious textures with feature tiling to the large walk-in shower. A concealed cistern W.C., pedestal basin and chrome heated towel rail ensure convenience and comfort.

Opposite the hallway is the last double bedroom, offering ample space for a calm home-office space alongside the fitted furniture. Boasting those spectacular views across the pond to the rear, as well as a modern shower en-suite part tiled with contrasting black and neutral tones, a large walk-in shower, concealed cistern W.C., pedestal basin and chrome heated towel rail.

#### **Outside Oasis...**

Stepping through the French doors from the first-floor lounge, you'll be greeted with a patio perfectly located to set your outdoor furniture on and enjoy the serene landscape. Sit with your morning coffee and watch the ducks go by, or invite friends around for a BBQ – this location is sure to impress! A large lawn wraps around the house, with a handy staircase to easily access the lower aspects of the garden. Mature flowerbeds offer colour and interest, and the garden is fenced for security. Expect to see lots of local wildlife, including plenty of birds, fish and the local family of Roe deer! This home offers the perfect balance of professionally landscaped gardens, blended harmoniously with the natural beauty of the surroundings.

#### **The Location...**

Belmont village is in a semi-rural location on the edge of Bolton. It is a highly desirable area and caters for a good variety of purchasers from younger growing families to those retiring at the end of a longer career and seeking a rural retreat. Fantastic views and countryside walks surround the property, making this the ideal location for people who love walking / hiking and the village way of life. There are a selection of pubs, cafes and restaurants close by and Belmont Primary School is a stones throw away. The exclusive development of Waterside, Belmont, allows residents to enjoy semi-rural living in a beautiful location, with all of the perks of village amenities. With easy transport links to Bolton, Manchester or Blackburn, this property has a lot to offer for growing families or professional couples who want the best of both worlds!

**£650,000**

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- Stunning Detached Stone Home - Huge Plot
- Four Spacious Double Bedrooms / Two with En-suite
- Modern High-Spec Kitchen-Diner
- Utility
- Lounge with Tri-Fold Doors to Garden
- Landscaped Wraparound Garden
- Backing onto Beautiful Pond
- Private Gated Driveway / Garage
- Surrounded by Nature
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Feature External Pictures



Front Elevation



Entrance Hallway



Lounge

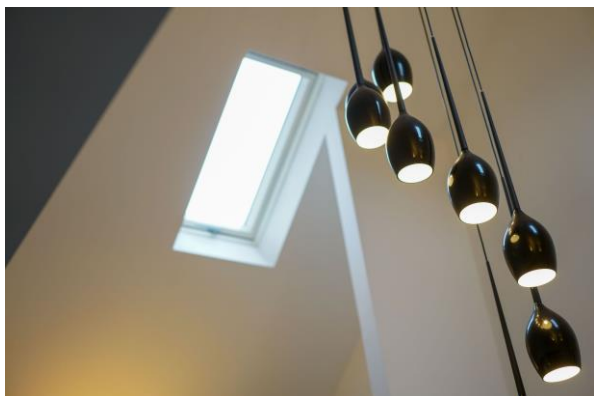


**Kitchen-Diner**



**Kitchen Additional Pictures**

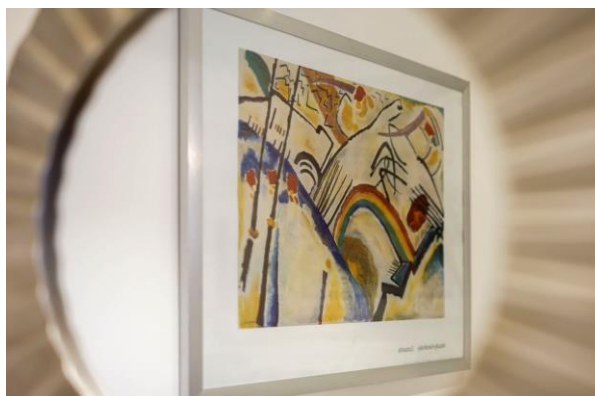




**Utility**



**Downstairs W.C.**





First Floor



Second Lounge/Bedroom



**Bedroom 3**



**Family Bathroom**





**Second Floor**



**Master Bedroom**





**Master En-suite**



**Bedroom 2**



**Bedroom 2 En-suite**





**Garden**



**Garden Additional Pictures**



**External Additional Pictures**





### 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