

#### Parking:

There is an abundance of private driveway parking in front of the double garage and to the side of the garage. We are advised that the property owns the road of the cul de sac to the front, of course each of the three properties enjoy access.

#### Gardens:

The gardens have been thoughtfully landscaped to provide private space, perfect for children to play, relaxation and entertaining. There is a pergola which provides superb space for covered al-fresco dining or perhaps could be ideal for a hot tub, there is a generous lawn section, and steps up to a particularly private elevated terrace from which the wonderful position and views can be fully appreciated. There is significant attention to detail in the lighting and a thoughtful approach to the plants, shrubs and trees that have been planted to provide wonderful seasonal colours.



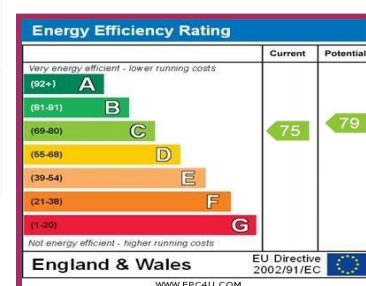
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### HIGH BANK BANK STREET – BOLTON – OFFERS IN THE REGION OF £715,000

A wonderful detached family home with spacious and versatile accommodation that extends to around 3,100 ft.<sup>2</sup> across two levels. Situated in a gated cul-de-sac and part of an exclusive development within Chapeltown village, the property is on the fringes of the west Pennine Moors and is perfectly placed for exploring the countryside, whilst being within easy reach of popular schools (Edgworth Primary School, Turton High) shops, Bromley Cross railway and Entwistle railway stations (each of which directly serves Manchester and Blackburn), sports clubs (Edgworth Cricket Club, Jumbles Sailing Club etc) restaurants (The Chetham Arms, The Spread Eagle and Kind William). The detached home has been significantly extended and thoughtfully improved during the ownership of our client to offer the type of spacious living accommodation, that is rarely found on the open market, and more infrequently found in such a picturesque quiet location. The stylish home briefly comprises: entrance porch, reception hallway, guest WC/powder room, large living room with superb views, stunning breakfast kitchen complete with granite central island and a suite of integrated appliances, dining room, stunning sitting room, an internal hallway separates the living space from the sleeping areas, with four wonderful bedrooms, the master having a stunning high specification en-suite shower room and there is a beautiful family bathroom fitted to the same standards as the en suite. To the lower level is cinema room/games room, large versatile family room which opens up into the area currently used as the home gymnasium and the integral garage which has twin electric vehicle access door, a full suite of fitted furniture and porcelain tiled floor. Externally there is excellent private driveway parking space to the front and side of the garage. The gardens have been lovingly and thoughtfully landscaped to offer private space for the whole family to enjoy with lawn areas, patio, terrace, and a roofed pergola ideal for al fresco dining or perhaps the hot tub. The property is fully double glazed, and the Viessman boiler was installed around 2023 and enjoys the remainder of the ten year guarantee, there is a security alarm system and there is a possibility that the property could be sold with no further upward chain delay, this will be confirmed when the sale is agreed. This is a rare opportunity to purchase such a substantial family home in such an exclusive position just off Station Road in Chapeltown, BL7. There is a video to watch, but a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)



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#### BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

#### BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

#### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow; WDC Estates

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## ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Entrance Porch:** 8' 2" x 5' 0" (2.484m x 1.535m)

Double glazed windows, double glazed double entrance doors, radiator, quality oak flooring, double doors open up into the reception hallway.

**Reception Hallway:** 25' 5" x 10' 5" (7.754m x 3.171m)

Generous reception hallway with oak flooring, built-in storage space, loft access storage point and stylish radiator.

**Guest w.c:** 6' 0" x 3' 3" (1.835m x 0.995m)

Two piece white suite comprising circular wash hand basin and WC, heated towel rail, ceramic wall and floor tiling, feature circular double-glazed window.

**Living Room:** 22' 0" x 17' 10" (6.695m x 5.443m)

A beautiful room flooded with a natural light from the double-glazed windows across the three external sides of the room, two radiators, matching crystal ceiling chandeliers, limestone fireplace with inset living flame gas fire, feature wallpaper to one wall, lovely views.



**Kitchen:** 28' 5" x 16' 4" (8.672m x 4.977m)

Measured at maximum points. The kitchen is the central hub of this wonderful family home, with large blue pearl granite central island and matching blue pearl work surfaces, integrated dishwasher, Neff oven/grill, Neff microwave oven, Neff five ring gas hob with extractor over, two wine coolers, integrated Bosch washing machine and a Samsung American style fridge freezer. There is an abundance of storage, cooking and food preparation space and the central island extends into a large breakfast bar/ dining table. The kitchen opens into a utility area with a separate sink. The kitchen is flooded with natural light with windows to three sides, a double-glazed skylight, and double glazed door off to the garden, oak flooring, two radiators, double doors into the sitting and double doors into the dining room.



## Tenure:

We are advised that the property is Freehold.

## Energy performance certificate:

Energy Performance Certificate (EPC) the energy performance certificate rating is C and the certificate will last for ten years from June 2025.

## Council tax:

The property although with a Bolton address, falls within the Blackburn with Darwen borough council with a rating of G which is approximately £3,708 per annum.

## Conservation area:

Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

## Flood risk information:

Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

## Disclaimer:

This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so, further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd.

**Dining Room: 14' 4" x 11' 10" (4.380m x 3.612m)**  
Oak flooring, two double glazed windows which enjoy the views, stylish decorations and glazed stairs which lead to the lower level.



**Sitting Room: 22' 8" x 16' 8" (6.907m x 5.077m)**  
A beautiful reception room which would suit a variety of uses being flooded with natural light from the three large sky windows, feature tall window to the side windows which overlook the garden and double doors which open out onto the garden, two stylish radiators, oak flooring.



**Inner Hallway: 25' 11" x 4' 8" (7.900m x 1.422m)**  
This hallway area serves four bedrooms and the family bathroom and benefits from natural lights coming from the large double glazed sky window, oak flooring.

**Master Bedroom: 20' 3" x 10' 3" (6.171m x 3.134m)**  
Beautiful master bedroom flooded with natural light from the three double glazed windows and enjoying an aspect over the private gardens, quality professionally fitted bedroom furniture provides superb wardrobe and storage space, drawers and matching bedside units, two radiators.



**En suite: 10' 4" x 5' 7" (3.148m x 1.708m)**  
A stunning three-piece en-suite shower room suite with high specification luxury fixtures and fittings including generous shower area with both handheld and overhead shower options, large feature basin, dual flush WC, tiled feature radiator, contrasting floor and wall ceramic tiling, double glazed window.



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**Bedroom 2: 11' 0" x 10' 4" (3.354m x 3.148m)**



Tall feature double glazed window which enjoys the aspect over the garden, thick carpeting, neutral decorations, radiator.



**Bedroom 3: 10' 4" x 10' 6" (3.147m x 3.211m)**

Professionally fitted bedroom furniture providing an excellent range of wardrobes, bedside drawers, chest of drawers and dressing space, double glazed window, radiator.



**Bedroom 4: 9' 8" x 7' 3" (2.947m x 2.198m)**

Double glazed window to the side, radiator, professionally fitted bedroom furniture providing wardrobes, drawers and bedside unit.



**Family Bathroom: 10' 9" x 5' 7" (3.279m x 1.699m)**

A superb, high specification family bathroom suite complete with both, generous shower enclosure with both handheld and overhead Hansgrohe showers, large basin, tall towel rail, illuminated mirror, double glazed window with blinds, extractor, stylish ceramics to the floor and the walls, illuminated storage shelves to the bath and shower areas.



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Lower level:

**Cinema Room/Games Room: 15' 6" x 13' 7" (4.734m x 4.149m)**

A superb room, thick carpeting, radiator. This room has been used as a cinema room; games room and a playroom.



**Family Room: 26' 6" x 14' 4" (8.089m x 4.378m)**

A wonderful and versatile room with walnut wood flooring, double glazed windows to two elevations and an abundance of built in storage space. This room opens up directly into the gym room.



**Gymnasium: 20' 10" x 11' 6" (6.341m x 3.501m)**

Oak flooring, glazed staircase up to the dining room, double glazed window, double glazed rear door, pedestrian door into the garage



**Garage: 21' 10" x 19' 11" (6.656m x 6.065m)**

A generous double garage with twin electric up and over doors, porcelain tiled floor suitable for vehicles, a comprehensive range of base and wall cabinets ideal for storage, black sink with mixer tap over and drainer, double glazed window, large Viessman gas boiler which we understand to of been installed in 2023 and to come with the remainder of the ten year guarantee.

