



WESTCLIFFE RD  
3  
SHARPLES



# WELCOME HOME...

Located in the sought-after area of Sharples, this distinctive 3-bedroom double-fronted semi combines timeless classic design with modern comfort, resulting in a beautifully finished family home.

As you approach 3 Westcliffe Road, you are greeted by an elegant red brick façade. The gated driveway, offering space for your vehicle.

Step into the convenient porch, perfect for stashing coats and boots, before continuing into the hallway. Here, vibrant stained glass windows in the door and side window catch your eye with their intricate patterns.

The charm and character of this home are evident from the moment you enter.

The interior boasts spacious rooms with high ceilings and large windows that flood the space with natural light, creating a bright and welcoming atmosphere. Original timber-stained flooring enhances the hallway, adding character that complements the neutral wall finishes.











Head through the door to the left into the dining room, where the original flooring seamlessly continues, adding a touch of elegance. A large, curved leaved bay window allows an abundance of natural light to flood the room, creating a bright and inviting atmosphere. The period open fireplace serves as the focal point, exuding warmth and charm and perfect for cosy family gatherings.

On either side of the fireplace, built-in shelves with cupboards provide a stylish and practical storage solution. These shelves are perfect for displaying books, family heirlooms, and cherished ornaments, adding a personal touch to the room. The lower walls, painted in a striking teal colour beneath the picture rails, enhance the room's character and offer a bold contrast to the otherwise neutral décor.











## SPACIOUS LIVING

Next door, you'll find the living room, which mirrors the dining room's style with another large curved leaded bay window overlooking the front garden. This room also features an original open fireplace, adding a touch of historic charm and serving as a cosy centrepiece around which the furniture is arranged. The stained floorboards continue here, maintaining a sense of continuity throughout the home. Neutral wall finishes create a versatile backdrop, allowing you to personalize the space with your own furnishings and décor. The living room's layout and design make it an ideal spot for relaxation and family gatherings, with plenty of natural light and a warm, inviting atmosphere.









# CULINARY DELIGHTS

At the rear of the home lies the modern kitchen, designed to be both stylish and functional. The kitchen features an array of U-shaped, in-frame cabinets finished in a sophisticated greige, complemented by brass handles and a sleek white laminate worktop. A range-style oven is set against a backdrop of glazed, country-style splashback tiles, adding a touch of rustic charm. Positioned by the window, the ceramic hob offers a delightful view of the rear garden, making meal preparation a pleasure.

The kitchen also provides ample space for a freestanding fridge freezer, ensuring you have plenty of storage for your culinary essentials. Underfoot, terracotta-coloured tiles bring warmth and texture to the space, enhancing its inviting atmosphere.

A door off the kitchen leads directly to the rear garden, seamlessly connecting indoor and outdoor living. Another door provides access to the utility room, equipped with plumbing for a washing machine and tumble dryer, adding convenience and functionality to the home. This thoughtfully designed kitchen is perfect for those who love to cook and entertain, offering a blend of modern amenities and charming details.











Serving the ground floor is a traditionally styled guest WC, thoughtfully designed for both functionality and elegance. The space features a classic pedestal sink and WC, with striking floral wallpaper adorning the walls above dado height, adding a touch of charm and personality. A feature stained glass window bathes the room in natural light, casting colourful patterns and enhancing the overall ambiance. This beautifully appointed WC combines practicality with a delightful aesthetic, making it a welcoming and convenient addition to the home.







Venturing upstairs, you'll discover three spacious double bedrooms, each designed as a tranquil retreat for rest and relaxation.

On the landing, you'll find convenient built-in storage cupboards, providing ample space for linens and other essentials. The original stained flooring continues from downstairs, seamlessly connecting the two levels and adding a touch of historical charm. This is complemented by the stained timber handrail of the staircase, which adds warmth and character to the home's aesthetic.





All three bedrooms offer ample space, natural light, and serene environments, perfect for unwinding after a long day.

The first bedroom, situated at the front of the home, features stained flooring and soft greige walls beneath the picture rail. An ornamental fireplace with feature pink wallpaper on the chimney breast adds a touch of elegance. There's plenty of space for all your bedroom furniture, creating a cosy and inviting retreat.









Next door, the largest of the three bedrooms boasts a generously sized leaded window, allowing natural light to flood the room. The walls are finished in a soothing duck-egg hue, adding to the tranquil ambiance.





Overlooking the rear garden, the third double bedroom is decorated in a calming pale blue. This room also offers ample space and natural light, making it a peaceful haven for relaxation.







Serving the bedrooms is a modern shower room, thoughtfully designed for both style and functionality. The room features a sleek back-to-wall WC and a wall-hung washbasin, which maximise space and offer a modern aesthetic. The corner shower, enclosed with elegant glazing, provides a luxurious bathing experience.

The shower room is adorned with creamy beige tiles on both the floor and walls, creating a warm and inviting atmosphere. A chrome heated towel rail adds a touch of sophistication while ensuring your towels are always warm and ready.





# LUSH GARDEN ESCAPES

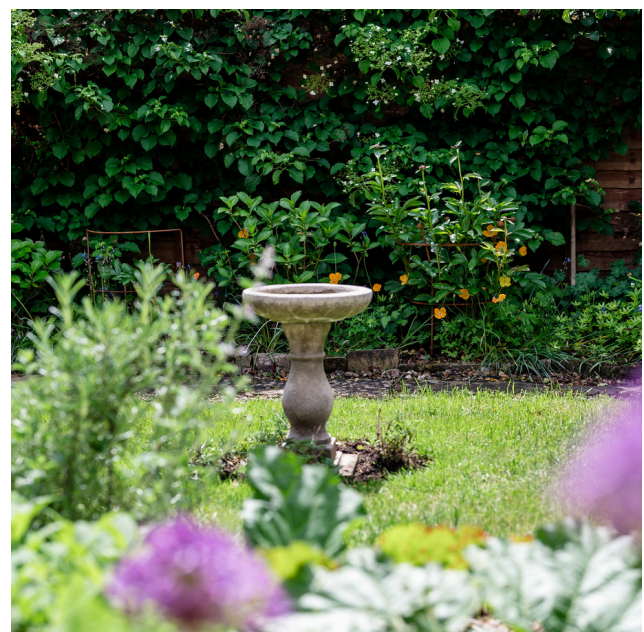
Step outside, and you'll find yourself in a south-facing garden oasis, perfect for relaxation and outdoor activities. Just off the kitchen, a paved patio area invites you to enjoy alfresco dining or morning coffee in the fresh air. This patio leads to a well-designed space featuring raised plant beds, ideal for growing your own vegetables and herbs.

At the heart of the garden, a small lawn surrounds a charming bird bath, creating a serene focal point and attracting local wildlife. This green haven is perfect for unwinding and enjoying nature.

Additionally, a large timber-clad storage shed/garage along with an outhouse offer ample space for all your storage needs, from gardening tools to outdoor equipment. This well-appointed garden combines beauty and functionality, providing a delightful extension to your living space.









# ON THE DOORSTEP:

When you are not busy relaxing in the garden, put on your walking boots and take a stroll though Eagley Brook to explore Bromley Cross. Only a five-minute walk from the centre and all its amenities, call in at one of your local eateries such as the Retreat restaurant. Enjoy drinks at The Slaughterhouse and sample the ale at local micropub Nook & Cranny, or meet the locals at The Flag or Spread Eagle.

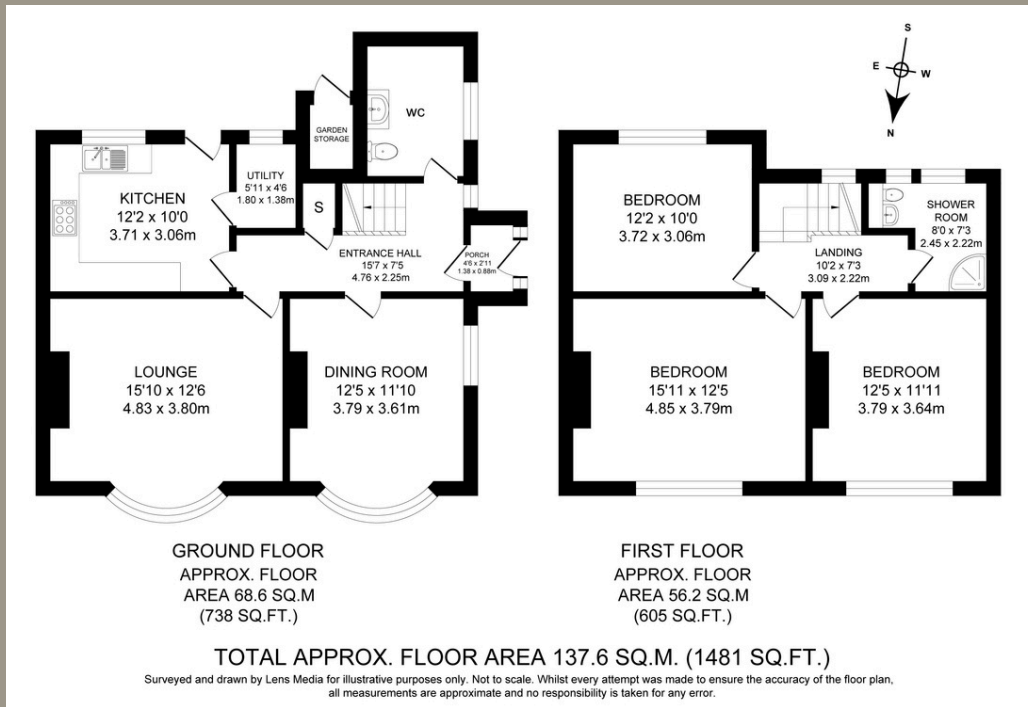
Enjoy a five-minute walk to the Eagley Cricket Club, where children can play ball games and enjoy the open space. The cricket club, bowling green and Dunscar Golf Club are also a short walking distance away.

Nestled within the catchment area for The Oaks Primary School and Eagley Nursey, Westcliffe Road is ideal for those with younger children, whilst for teenagers, it is also within the catchment area for Canon Slade, Sharples and Smithills high schools.

For those commuting, grab your morning coffee from the Starbucks drive-through, across the way, on route to work; Blackburn Road delivers you straight into Bolton centre or onto St. Peter's Way, which joins the M61/M60 junction into Manchester and Liverpool. Meanwhile, heading north over Belmont Road will take you to the M65 and its convenient links to Blackburn and Preston. Commuting is effortless, with direct train links from Bromley Cross train station into Clitheroe or Manchester within 30 minutes.

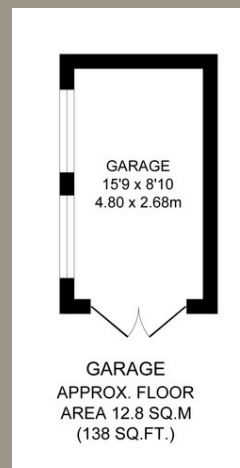
B&Q, Sainsbury's, Aldi, Morrisons and Bolton Shopping centre are all close by, within roughly ten minutes' drive, whilst Middlebrook Retail Park is 15-20 minutes' drive away.

Further into Egerton discover Bakers café, Cibo Italian restaurant along with the Thomas Egerton pub. Jumbles Country Park is a 20-minute walk away through Bromley Cross whilst Turton and Entwistle reservoirs are only a 15 minute drive away, with refreshment awaiting at gastropub the Strawbury Duck pub.



## FEATURES:

- Double-fronted Semi Detached Family Home
- Three Double Bedrooms
- Two Large Reception Rooms
- Period Features Throughout
- Garage & Driveway Parking
- South Facing Rear Garden
- Close to Highly Sought-After Schools
- Tenure: Freehold
- **EPC Rated: TBC**
- Council Tax Band: D







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