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829 BELMONT ROAD  
Bolton, BL1 7BU  
Offers Around £500,000

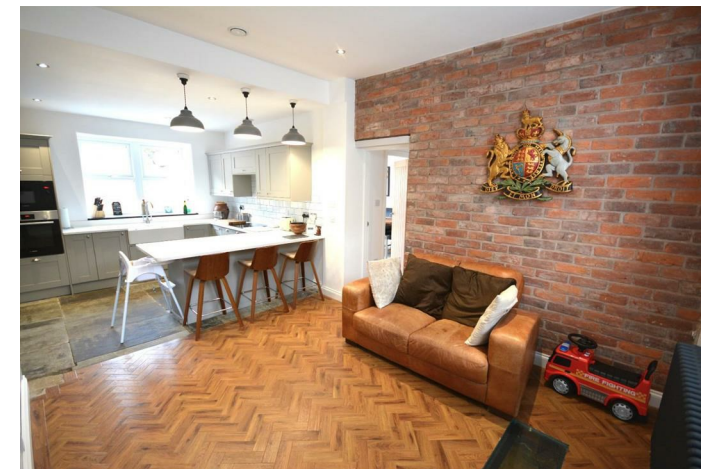


# 829 BELMONT ROAD

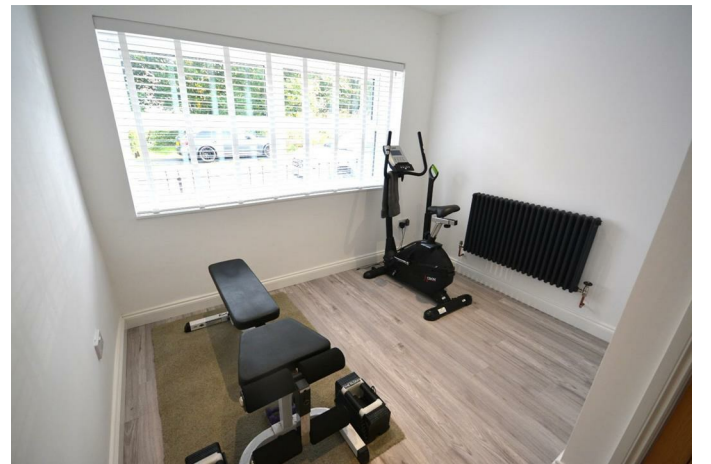
## Property at a glance

- substantial stone detached house
- four bedrooms
- newly renovated
- stunning interior
- popular location
- large workshop
- parking & gardens

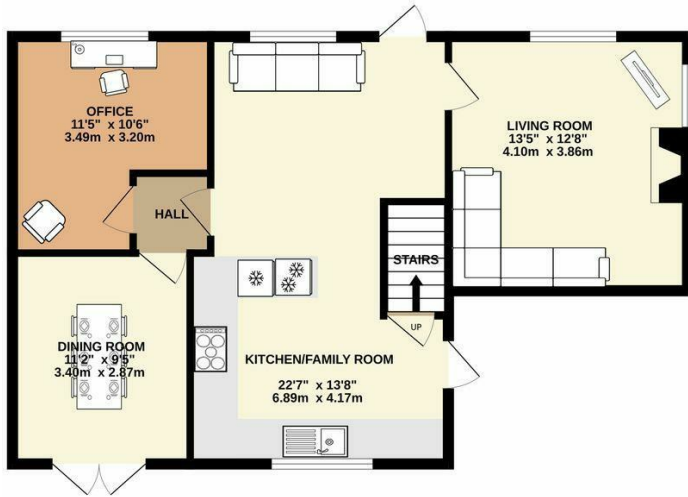
Belmont Road, Belmont is a beautifully presented, four bedroom, stone built detached house which is newly refurbished throughout and boasts a stylish and contemporary interior and combines original features and character. Set in this popular semi rural location surrounded by extensive countryside, the house is within a short drive to Bolton and surrounding locations with country pubs and various amenities within easy reach as well as access to the M61/65. The house has the usual benefits of gas fired central heating and is PVC double glazed and has a very useful attached steel storage unit and side gravelled parking area. The accommodation briefly comprises; entrance into large open plan family kitchen with access to a small cellar, living room with exposed fireplace and stove, dining room and study, first floor, four bedrooms and four piece bathroom suite. Outside there is a garden forecourt and side gravelled parking area, to the rear a large enclosed gravel garden with adjoining steel workshop with 2 floors extending to 6200 x 3600, there is a concrete base where there is the potential subject to consents to extend to the side and rear. Council Tax Band C/Leasehold Property unexpired term of 999 years



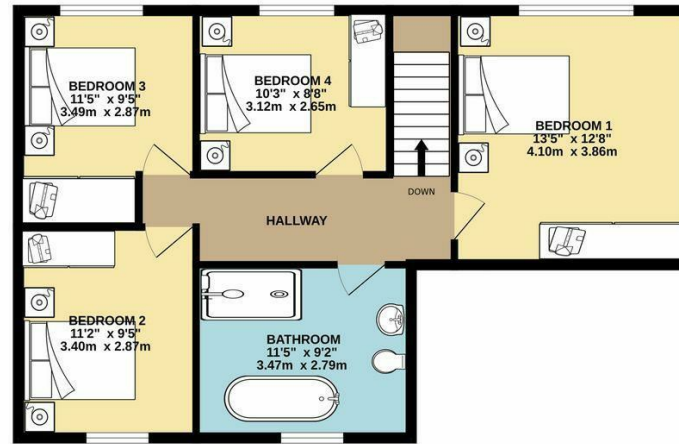




GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.

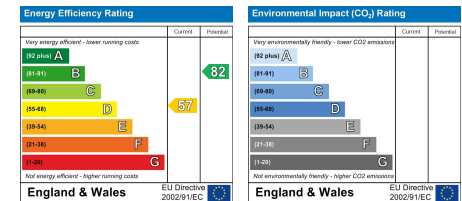


1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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