

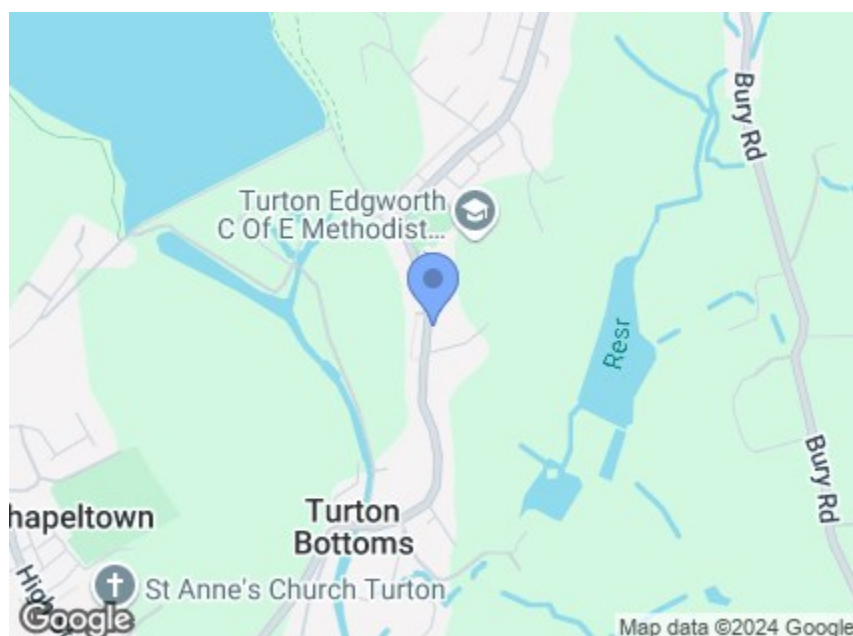


Charles Louis Homes Ltd  
4 Bolton Street  
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# CHARLES LOUIS

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### Directions

From our central Ramsbottom office Head north on Central St towards Rothwell St. Turn right onto Carr St, and turn right onto Bolton St/A676. Continue to follow A676, turn right onto Bury Rd. Turn left onto Bolton Rd.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

106 Bolton Road  
Turton, Bolton, BL7 0AE

Price guide £450,000



- Immaculate & spacious four-bedroom home with high-quality finishes throughout.
- Contemporary kitchen with integrated appliances and open-plan dining area.
- Additional outdoor office space, perfect for working from home.
- Detached garage and well-maintained private gardens for outdoor enjoyment.
- Bright, airy living room with large windows and stylish, modern design.
- Wine cellar for added luxury and storage.
- High-specification bathrooms with modern fixtures and elegant tiling.
- A Must See!!! To Appreciate charm, Size & Location of property

# 106 Bolton Road

## Turton, Bolton, BL7 0AE

**\*\*IMMACULATE FOUR BEDROOM SEMI DETACHED STONE PROPERTY\*\*FINISHED TO HIGH STANDARD THOUGHOUT\*\*DRIVEWAY PARKING, GARDENS & STUNNING COUNTRYSIDE VIEWS\*\*Charles Louis Homes are pleased to bring to the market this four-bedroom semi detached stone property, finished to a high standard throughout and located in a quiet and well sought after area. The spacious and thoughtfully laid-out interior makes it ideal for modern living. Upon entering, you are welcomed by a bright an airy open plan lounge and dining area, leading off to open plan kitchen/breakfast area, offering separate utility room and downstairs wc, with access to your own external office.**

Upstairs, the four bedrooms are generously sized and a tastefully designed. The bathroom is finished to the highest standards, with modern fixtures, elegant tiling, and premium fittings that offer both style and practicality.

Externally, the well-maintained gardens to side and rear offers a private outdoor space, perfect for alfresco dining or simply unwinding after a busy day with stunning views over countryside and wayoh reservoir. The property benefits from electric secure gating, driveway parking, garage and ample outside space.

A Must See!!! To Appreciate charm, size & location of property.

### Dining Room

9'7 x 10'6 (2.92m x 3.20m)

Double glazed window to front and side elevation, ceramic wood effect flooring, under floor heating, feature light, open plan to living area.



### Living Room

19'7 x 11'5 (5.97m x 3.48m)

Composite double glazed front door, uPVC double glazed windows to front elevation and shutters, French doors with access to courtyard and gardens, underfloor heating, 2 x skylights, access to cellar, bio fuel modern fire, ceramic wood effect flooring and a centre ceiling light with open plan living to dining area.



### Alternative View



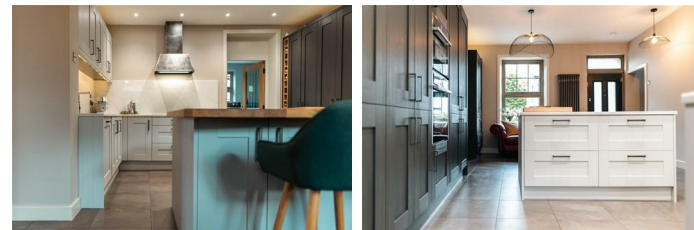
### Open Plan Kitchen/Breakfast Area

12'6 x 14'1 (3.81m x 4.29m)

Fitted with a range of modern wall and base units with integrated fridge freezer, dishwasher, NEFF five ring induction hob, modern extractor, Neff double oven, one and half inset sink with mixer tap. Cooker tap, quartz worktops and splashback, breakfast island with quartz and wooden worktops, tiled flooring, inset spot lights, downlights, integrated wine rack, modern cast iron radiator with access to utility room and downstairs wc.



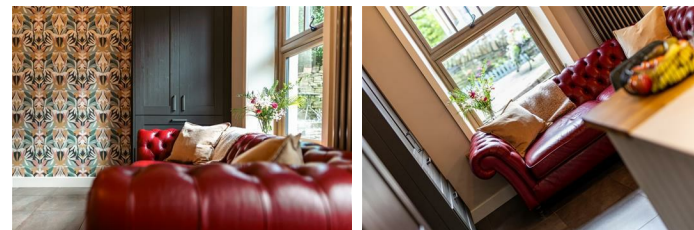
### Alternative View



### Lounge Area

8'8 x 14'5 (2.64m x 4.39m)

Composite double glazed side door, uPVC double glazed window with side elevation, modern cast iron floor to ceiling radiator, fully tiled flooring and a central ceiling lighting,



### Cellar

10'8 x 10'5 (3.25m x 3.18m)

Lighting and power

### Utility Room

6'1 x 10 (1.85m x 3.05m)

Composite door to side elevation, leading out to courtyard and office, double glazed window to side elevation, fitted with a range of wall and base units with quartz worktops, plumbing for washer and dryer, ceramic tiled flooring, inset spots, modern fitted radiator, access to downstairs WC.

### Downstairs WC

5'6 x 3 (1.68m x 0.91m)

Double glazed frosted window to side elevation, low level WC, hand wash basin, partly tiled walls with ceramic tiled flooring and inset spots.

### First Floor Landing

6'8 x 9'1 (2.03m x 2.77m)

Leading off to four bedrooms, family bathroom with separate WC.

### Master Bedroom

12'4 x 10'8 (3.76m x 3.25m)

Double glazed window to front and side elevation with countryside views and views over garden, fitted wardrobes, modern floor to ceiling radiator, centre ceiling light.



### Bedroom Two

8'4 x 14'6 (2.54m x 4.42m)

Double glazed window to side elevation with countryside views, gas central heating radiator, centre ceiling light.



### Bedroom Three

12'6 x 7'11 (3.81m x 2.41m)

Double glazed window to side elevation overlooking the gardens, gas central heating radiator, coving and centre ceiling light.



### Bedroom Four

8'11 x 6'1 (2.72m x 1.85m)

Double glazed window to side elevation overlooking garden, gas central heating radiator, centre ceiling light.

### Bathroom

7'11 x 9 (2.41m x 2.74m)

Double glazed frosted opaque window to front elevation, fitted with a new four piece suite, comprising of free standing modern rolled bath, walk-in double shower with rainfall shower and detachable head, modern hand wash basin with vanity unit, led mirror, inset spot lights, part tiled and wood panel walls, fully tiled flooring, modern floor to ceiling radiator.



### WC

4'9 x 2'6 (1.45m x 0.76m)

Double glazed opaque window to side elevation, low level modern WC, part tiled walls, inset spots, laminate tiled flooring.

### Office

13'10 x 7'6 (4.22m x 2.29m)

Fully insulated fitted office area with power, lighting and heating system, laminate wood flooring with window to side elevation.

### Garage

15'10 x 13'7 (4.83m x 4.14m)

Power and lighting with up and over door

### Rear Garden

Landscaped gardens to side and rear elevation, with mature shrubs and plantings, seating area to lower level and decked upper level with stunning views over countryside and the wayoh reservoir.

The decked seating area provides, seating area with power, lighting and heating.



Tenure - Leasehold

Council Tax - Blackburn with Darwen Band C