



Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

# CHARLES LOUIS

HOMES LIMITED



GROSS INTERNAL AREA  
TOTAL: 150 m<sup>2</sup>/1,614 sq.ft  
BASEMENT: 39 m<sup>2</sup>/423 sq.ft, GROUND FLOOR: 44 m<sup>2</sup>/470 sq.ft  
FIRST FLOOR: 46 m<sup>2</sup>/497 sq.ft, ATTIC: 21 m<sup>2</sup>/224 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

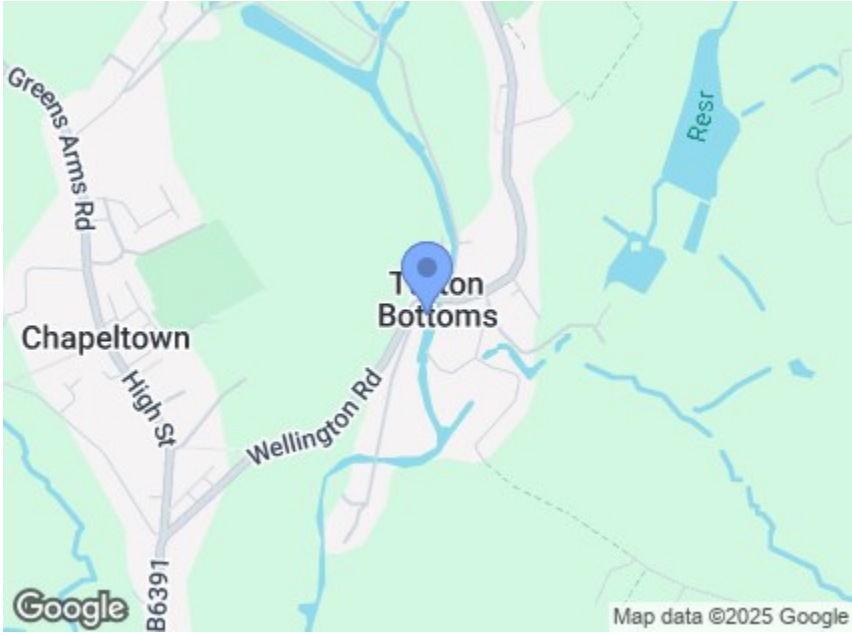


98 Wellington Road  
Turton, Bolton, BL7 0EA

Offers in the region of £430,000

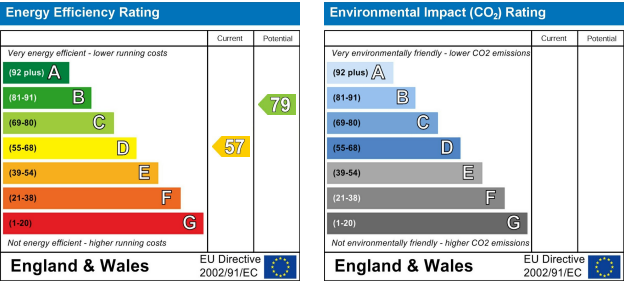


- Beautifully presented 3-bedroom family home in a sought-after location
- Stylish, well-appointed kitchen with direct access to the rear garden
- Decking area perfect for outdoor dining, entertaining, or relaxing by the water
- Ideal blend of comfortable living space and unique outdoor charm – early viewing recommended
- Features 2 spacious reception rooms and 2 modern bathrooms
- Waterside rear garden offering a peaceful and picturesque setting
- Close to excellent schools, local amenities, and strong transport links
- Tenure - Freehold, Council Tax - Blackburn with Darwen band C , EPC - D rated



## Directions

Postcode - BL7 0EA What three words -  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# 98 Wellington Road

## Turton, Bolton, BL7 0EA

A rare opportunity to acquire this beautifully presented three-bedroom family home, ideally situated in a sought-after location on Wellington Road, BL7. This charming property boasts a versatile layout with two spacious reception rooms, two modern bathrooms, and a serene waterside rear garden complete with a decking area – perfect for entertaining or relaxing by the water.

Internally, the property offers generous living space with a welcoming hallway leading to well-proportioned rooms, ideal for family life or hosting guests. The kitchen is well-appointed and opens onto the garden, bringing the outdoors in.

Externally, the standout feature is the picturesque rear garden, which enjoys a waterside aspect – a peaceful backdrop that's rarely found in residential settings. The decking area provides an ideal spot for al fresco dining, morning coffee, or simply enjoying the view.

Situated close to excellent schools, local amenities, and transport links, this home blends comfortable living with a unique outdoor setting.

Early viewing is highly recommended.

### Lower Floor

#### Dining Room

16'4 x 8'11 (4.98m x 2.72m)  
uPVC patio doors leading to the rear decked patio and garden, solid oak flooring, stairs to the ground floor, power points and wall sconces and further inset ceiling spot lights.



#### Kitchen

14'8 x 14'2 (4.47m x 4.32m)  
uPVC patio door leading to the rear garden, solid oak flooring, original exposed ceiling beams, a range of wall and base units with a contrasting quartz work surface and breakfast bar, inset sink with drainer and mixer tap, built in AEG electric double oven, induction hob with extractor hood, space for an American style fridge freezer, plumbing for a washing machine and dryer and two ceiling lights.



#### Downstairs WC

2'4 x 2'6 (0.71m x 0.76m)  
The bathroom contains a WC

### Ground Floor

#### Living Room

15'11 x 14'10 (4.85m x 4.52m)  
With a rear facing timber double glazed window and a wooden door leading to external stairs to the rear garden, feature log burning stove with stone hearth and a beamed lintel, original York stone flooring under carpet, radiator, TV point, power point, a central ceiling light and additional wall sconces



#### Hallway

3'5 x 13'7 (1.04m x 4.14m)  
Wooden front entrance door, original York stone flooring, power points, access to ground floor living room and bedroom two, and stairs to the lower ground floor

#### Bedroom Two

12 x 10'4 (3.66m x 3.15m)  
With a front facing timber double glazed window, multi fuel stove, original York stone flooring under carpet, radiator, central ceiling light and power points



### First Floor

#### Bedroom One

16'7 x 10'7 (5.05m x 3.23m)  
With front facing timber double glazed window, feature cast iron fireplace, ceiling coving, a radiator, dual ceiling lights and power points



#### Bedroom Three

7'9 x 12 (2.36m x 3.66m)  
With a rear facing timber double glazed window, radiator, central ceiling light and power points



#### Bathroom

7'7 x 11'8 (2.31m x 3.56m)  
Fully tiled with a rear facing timber double glazed window, radiator, four piece bathroom suite consisting of a walk in shower with a thermostatic shower, a panel enclosed bath with additional hand held shower head, low flush WC, and a hand wash basin with vanity.



#### Attic

13'11 x 17 (4.24m x 5.18m)  
With a Velux window and eave storage



#### Garden

A walled waterside corner plot with two decked patio areas and a lawn with mature shrub borders, garden shed and additional understairs storage



#### Alternative View

