

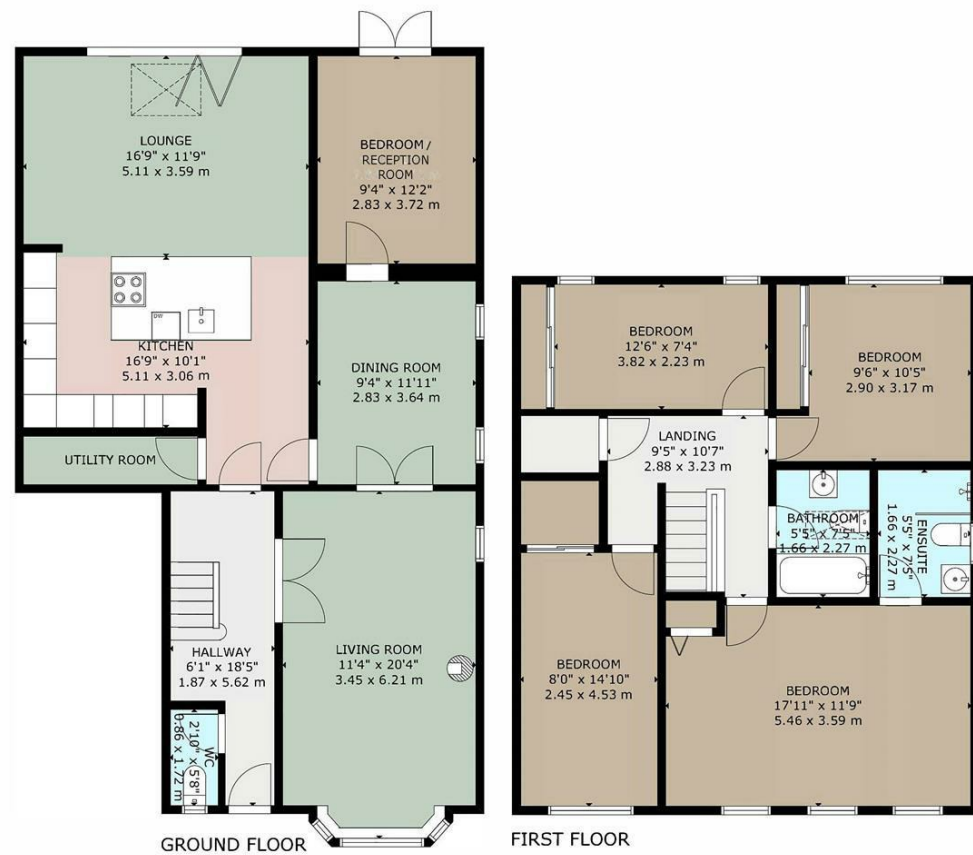


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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 170 m²/1,828 sq ft
GROUND FLOOR: 95 m²/1,019 sq ft, FIRST FLOOR: 75 m²/809 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



85 Turton Heights , Bolton, BL2 3DU

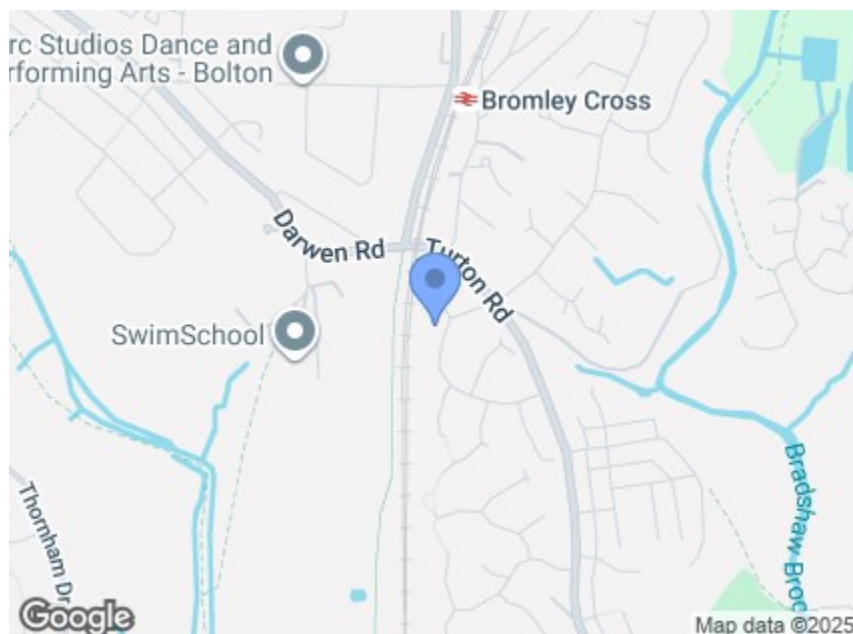
Price guide £550,000



- Spacious four-bedroom detached family home
- Modern breakfast kitchen with dining area and integrated appliances
- Master bedroom with fitted wardrobes and en suite
- Driveway and integral garage providing ample parking
- Two large reception rooms plus conservatory
- Separate utility room and ground floor WC
- Beautiful enclosed rear garden with patio and lawn
- Tenure - Leasehold, Council Tax - Bolton band E, EPC rated ot be confirmed

Directions

Postcode - BL2 3DU What three words -
///flute.keeps.unrealistic



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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85 Turton Heights

, Bolton, BL2 3DU

Set within the highly sought-after Turton Heights development, this impressive four-bedroom detached family home offers spacious and versatile living accommodation, finished to a high standard and boasting generous gardens, a conservatory, and a private driveway with garage.

The property features a welcoming entrance hallway, two large reception rooms, a modern breakfast kitchen with dining area, separate utility room, guest WC, and a bright conservatory overlooking the rear garden. Upstairs, there are four well-proportioned bedrooms, including a master with fitted wardrobes and en suite bathroom, plus a modern family bathroom.

Externally, the home enjoys a mature front garden, private driveway, and garage, with an enclosed rear garden featuring a paved patio, lawn, and well-stocked borders — perfect for outdoor entertaining. Ideally located close to Bromley Cross and Bradshaw, local schools, and countryside walks, the property offers excellent transport links to Bolton, Bury, and Manchester, making it perfect for families seeking both space and convenience.

Entrance Hallway

6'1 x 18'5 (1.85m x 5.61m)
Welcoming entrance hallway accessed via a composite door with decorative glazed panels. Features tiled flooring, wall paneling, radiator, inset ceiling spot lighting, and stairs to the first floor. Doors lead to the guest WC and lounge.

Guest WC

2'10 x 5'8 (0.86m x 1.73m)
Fitted with a vanity-style hand wash basin and WC. Includes a uPVC window with obscure glass, splashback tiling, radiator, and ceiling light.

Living Room

11'4 x 20'4 (3.45m x 6.20m)
A spacious and inviting room with a large bay window to the front and an additional side window allowing plenty of natural light. Features a free standing log burner with a glass hearth, wooden flooring, inset ceiling spot lights, two radiators, and double doors opening into the dining room.



Dining Room

9'4 x 11'11 (2.84m x 3.63m)
Perfect for family meals or entertaining, with wood flooring, radiator, and central pendant lighting, a doors opening into the fifth bedroom/reception room.



Lounge

16'9 x 11'9 (5.11m x 3.58m)
A bright uPVC double-glazed conservatory with tiled flooring and patio doors leading out to the rear garden — ideal for relaxing or entertaining guests.



Open Plan Kitchen/Breakfast Area

16'9 x 10'1 (5.11m x 3.07m)
Modern and well-designed, this impressive kitchen features a comprehensive range of fitted wall and base units with contrasting work surfaces, along with an integrated oven, hob, extractor, fridge-freezer, and dishwasher. A dedicated breakfast area provides space for dining, complemented by an inset sink and additional living space, creating the ideal family hub. Finished with tiled flooring, spot lighting, a radiator, and bi-fold doors opening onto the rear garden.



Alternative View



Utility Room

Practical space with additional sink, base unit, plumbing for a washing machine, wall-mounted boiler, and external door to the side of the property.

Bedroom Five/ Reception Room

9'4 x 12'2 (2.84m x 3.71m)
Wooden Parquet flooring, double patio doors leading to the rear garden



Stairs & Landing

9'5 x 10'7 (2.87m x 3.23m)
Carpeted stairs lead to the first-floor landing, featuring a roof light tunnel, pendant lighting, loft access, and airing cupboard.

Bedroom One

17'11 x 11'9 (5.46m x 3.58m)
Spacious double bedroom with front aspect window, fitted carpet, radiators, and access to the en suite.



En Suite

5'5 x 7'5 (1.65m x 2.26m)
Fully tiled modern suite including a walk in shower, hand wash basin with a pedestal WC, radiator, obscure-glazed window, chrome heated towel rail, extractor fan, and inset spot lighting.

Bedroom Two

12'6 x 7'4 (3.81m x 2.24m)
Generous double bedroom to the rear with built-in wardrobes, fitted carpet, radiator, and pendant light.



Bedroom Three

9'6 x 10'5 (2.90m x 3.18m)
Double bedroom to the rear with built-in wardrobes, fitted carpet, radiator, and pendant lights.



Bedroom Four

8 x 14'10 (2.44m x 4.52m)
Double bedroom to the front aspect with built-in wardrobes, fitted carpet, radiator, and a pendant light.



Family Bathroom

5'5 x 7'5 (1.65m x 2.26m)
Fully tiled fitted with a white suite comprising bath with shower attachment, hand wash basin, and WC, inset spot lighting, chrome heated towel rail and extractor.



Garage & External

Single garage with power and lighting, accessed via up-and-over door. Externally, the front garden is laid to lawn with mature shrubs and a paved driveway. The rear garden offers a spacious patio, lawn, and recently fitted fencing for privacy — not overlooked and ideal for families.

