

Claves.



## Chapeltown Road

Turton, BL7 9AJ

'Where dreams come true!' Imagine owning a truly jaw dropping stone cottage with views to the match.

The current owner has meticulously restored and presented this exquisite home to exacting standards with no expense spared. As soon as you walk through from the welcoming entrance porch into Lounge you know your in for a treat! warmed by a wood burner with a feature stone fireplace, the wood floor, beamed ceiling and louvred shuttered window (installed throughout the property) sets the scene for what's to come. The open plan Dining - Kitchen has been extended in the past providing an ideal place to cook, dine and entertain, quality units, integrated appliances, marble worktops blend with an exposed stone elevation, the spindled staircase leads you to the first floor. Both bedrooms have fantastic elevated views leaving the well appointed period styled bathroom to complete the accommodation but whilst last this room by no means disappoints. Outside there is an easy to maintain front garden and flagged courtyard which is ideal for taking in the afternoon/evening sun along with the adjacent plot which a stone shingled driveway providing off road parking and additional patio area backing on to open fields.

£260,000

# Chapeltown Road

Turton, BL7 9AJ



- Luxury Stone Cottage
- Garden to Front, Patio & Driveway To Rear
- Prime Location Adjacent To Jumbles Country Park, Open Fields To The Rear
- Impeccably Presented Throughout!
- Entrance Porch, Lounge, Open Plan Dining Kitchen
- Two Bedrooms, Impressive Shower Room
- Character Features, Beamed Ceilings, Wood Burner, Louvred Shutters
- Bromley Cross Tran Station Nearby
- Early Viewing Highly Recommended To Avoid Disappointment!

## Entrance Porch

## Lounge

13'8" x 11'2" (4.17m x 3.40m)

## Impressive Open Plan Kitchen - Diner

18'6" x 13'9" (5.64m x 4.19m)

## First Floor

### Bedroom One

11'3" x 14' (3.43m x 4.27m)

### Bedroom Two

7'6" x 8'8" (to fitted wardrobes) (2.29m x 2.64m (to fitted wardrobes))

## Three Piece Shower Room

## Outside



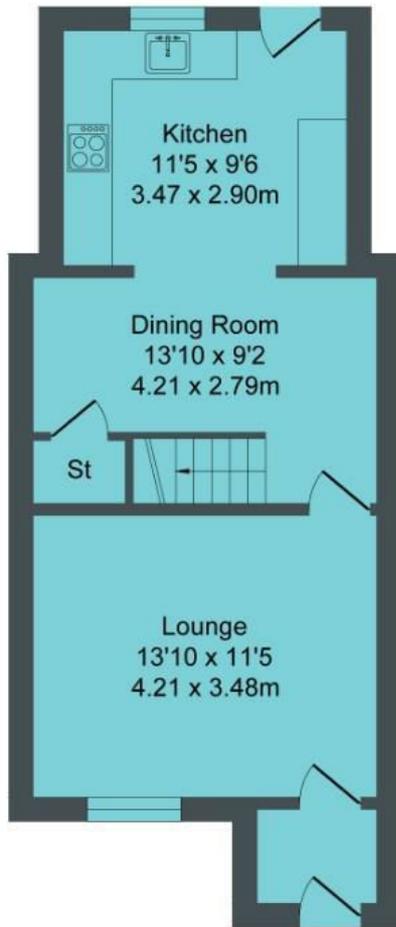
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## Chapelton Road, Bromley Cross

### Total Approx. Floor Area 830 Sq.ft. (77.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Ground Floor**  
Approx. Floor Area 425 Sq.Ft (39.5 Sq.M.)



**First Floor**  
Approx. Floor Area 405 Sq.Ft (37.6 Sq.M.)



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
(92 plus) <b>A</b>	Very energy efficient - lower running costs		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>	Not energy efficient - higher running costs		
England & Wales		71	85
		EU Directive 2002/91/EC	

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

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