



Wellington Road

Bolton, BL7 0EF

Offers around £240,000



Situated in a sought-after location between the beautiful villages of Edgworth and Chapelton, this mid-terraced two-bedroom property is well presented throughout with potential for a third bedroom in the loft and a tiered suntrap garden to the rear. This property offers a lovely village-like lifestyle where both a selection of amenities and abundance of countryside is easily accessible on your doorstep.

A brief summary of the internal accommodation includes a traditional layout with two well proportioned reception rooms and kitchen, two double bedrooms and family bathroom, plus the added benefit of the loft room with a proper staircase, hence providing conversion potential for a third bedroom (subject to regulations). Externally the property benefits from being in a slightly elevated position with scenic views, and gardens to both front and rear.



The Living Space

The home welcomes you into a cosy yet spacious lounge with a traditional feel where the chimney breast houses a contemporary gas fire, complementing the fresh neutral décor and lovely oak flooring. The house benefits from two good sized reception rooms and provides flexibility in layout, where the rear room is currently used as a dining room owing to its position adjacent to the kitchen.

The kitchen benefits from overlooking the back garden which we're advised is prone to visits from local wildlife! And it currently features integrated appliances including a fridge-freezer, oven, hob, and extractor hood, in addition to fitted storage and allocated space for the washer/dryer with plumbing.

If desired there is potential to reconfigure the spaces to the rear... Perhaps bringing the kitchen into the current dining room and making the current kitchen a utility? Or maybe extending to the rear and knocking through to create that attractive open plan living? Whether this is something for now or a few years down the road – the potential is there!

The Bedrooms & Bathroom

Upstairs the two bedrooms are both good doubles, with the master at the front affording lovely scenic views, and the second bedroom at the rear again overlooking the garden and surrounding greenery. Like the living spaces downstairs both of the bedrooms are well presented and ready to move into, with wood doors in keeping with the country cottage style.

From the closet in the master bedroom is also access to a staircase which leads up to a loft room, which offers potential for conversion into a third bedroom subject to regulations. Alternatively, it provides plenty of space for storage!

The bathroom has potential for modernisation but has evidently been cared for by its current owner, and the three-piece suite comprises a bath with shower, vanity basin with integral storage, WC, and chrome heated towel rail.

The Outside Space

To the front the elevated position and easy maintenance garden with artificial lawn allows a pleasant privacy for the front lounge, and the rear garden provides a scenic spot to sit and unwind in the summer sun. With it being a tiered garden there is different sections, including a yard area immediately outside the house, and an elevated seating area for al fresco dining and socialising with family and friends ensures plenty of sun throughout the day.

The property's position on Wellington Road also provides a good amount of ample on-road parking, which is a handy and positive benefit!

The Location

If you're looking for a place to live that is quaint and scenic without being too far removed from the convenience of amenities to suit the practicalities of everyday modern life, it's no doubt that Edgworth and Chapelton are two of the best options in the area.

Edgworth has a village health centre and pharmacy, post office, local butchers, The Barlow village hall/community centre, cricket/sports club, off-licence and salon, several pubs, and the reputable Holdens & Co ice creamery and village store!

The location offers you the chance to enjoy the perks of village life, while still being connected to a major town such as Bolton, with other village-like suburbs nearby such as Bromley Cross and Egerton – all of which provide a great selection of amenities, including social places from independent shops, cafes, bars and restaurants to gyms and leisure facilities including the Last Drop Village Health Cub & Spa.

Plus, there's a true abundance of countryside walks, and good schooling for the children.

Motorway access is via the A666, and Bromley Cross Train Station provides direct routes into Manchester city centre.

Specifics

The tax band is C.

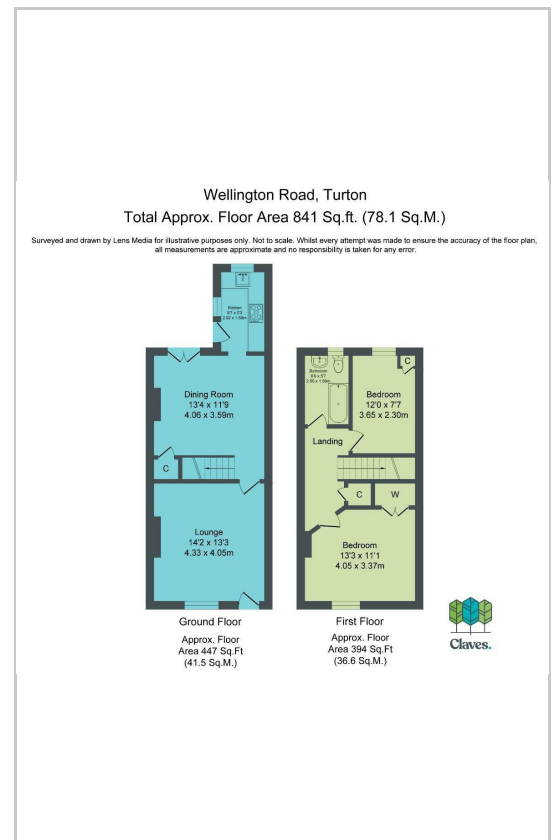
The tenure is freehold.

There is gas central heating, and the boiler is located in the second bedroom.

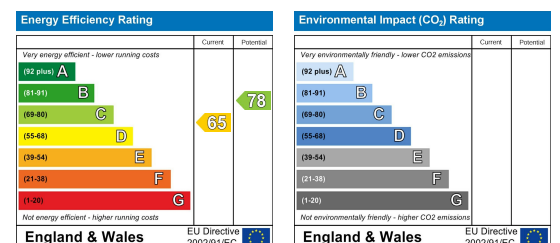
Area Map



Floor Plans



Energy Efficiency Graph



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.

Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk