



Hospital Road

Bolton, BL7 9QB

Offers around £425,000



Occupying one of the most desirable plots with expansive views at the top of Hospital Road in Bromley Cross, this extended, early Edwardian style property is presented in pristine condition throughout, featuring stylish contemporary interiors while retaining original period features such as high ceilings, large bay windows and period detailing.

A brief overview of the ground floor accommodation includes a spacious entrance hall, lounge, dining room, kitchen-diner, office or snug which could also be a fourth bedroom, and downstairs WC, while upstairs is a spacious landing, three generous bedrooms, family bathroom and separate WC. The property is also presented in excellent condition outside, with a private front garden, large drive, garage, outbuilding, and an incredibly well-kept landscaped back garden.



Living Space

The bright and airy hallway welcomes you into the home and with its spacious dimensions gives you a glimpse of the grand proportions found throughout. The LVT floor underfoot adds a modern touch and the stained glass adds to the charming character.

To the right of the hallway is the main living space where two large reception rooms flow through to one another. The lounge is situated to the front of the home where a large bay window is framed by ornate detailing which complements the lovely high ceilings with period coving and ceiling rose. A beautiful limestone fireplace sits on the traditional chimney breast and houses an open gas fire, and the abundance of natural light enhances the already bright, airy and spacious feel.

The dining room is situated to the rear which is equally bright and airy owing to the large glass doors and windows, onto the back garden. The high ceilings and period coving continue here, as do the stylish neutral interiors presented in excellent condition.

Also to the rear of the property is a well-proportioned kitchen-diner featuring a comprehensive range of integrated appliances and breakfast bar seating for four. The design is contemporary with wooden cabinetry, a granite worktop, and travertine floor tiles with electric underfloor heating. Integrated appliances here comprise Neff cooking appliances including a microwave, double oven, four-plate hob and extractor, Bosh washer/dryer, dishwasher, Siemens fridge-freezer, an extra undercounter fridge, Franke sink and mixer tap.

Also on the ground floor tucked away behind the staircase in the hallway, is a downstairs WC, and a spacious and highly versatile room which could be suitable for several uses. The vendors currently use it as an office with a sofa bed in it, but it could also make a great snug or play room for the kids, or perhaps a fourth bedroom.

Bedrooms & Bathrooms

From the hallway the grand staircase leads to an impressive landing where a feature side window ensures bright and airy feel continues. With high ceilings, coving and ornate detailing this property gives you desirable character and charm while being firmly established in the 21st Century with contemporary interiors in excellent condition.

The master bedroom is situated to the front, featuring another beautiful bay window with expansive views across the north-west - you can see the Manchester skyline all the way to the mountains in north Wales on a clear day! Also in the master is a range of fitted furniture including wardrobes, a chest of drawers and dresser, and bedside tables. The other two bedrooms are both doubles, the back bedroom being the larger of the two and benefitting from more fitted wardrobes.

Like all other rooms in the house the family bathroom is a generous size and features tiling to the floor and walls, with a two-piece suite comprising bath with shower and a wash basin. The WC is conveniently positioned next to the bathroom but separate, adding extra practicality for busy family life.

Outside Space

This plot is incredibly generous and features everything to meet the needs of a growing family. On a practical note, the large tandem drive offers private parking for at least 4 cars, while the garage and outbuilding with three sections provides a huge amount of storage space.

The front garden is bordered by mature hedges which creates a very private setting, and the back garden features several areas suitable for the whole family. The patio outside the house is perfect for relaxing and socialising on warm summer days, and there's a great variety of beautifully kept mature beds and borders. The lawn is also a good size stretching all the way through the centre of the garden to the back of the garage, offering a safe space for the kids to play.

Location

Standing at the top of Hospital Road, this location benefits from a quiet location on the doorstep of beautiful countryside, while having the convenience of amenities just a short stroll or drive into Bromley Cross. Turton Golf Club is within walking distance, and there's plenty of places to eat and drink within close proximity. For the kids Turton High School is just a couple minutes in the car, Bromley Cross train station too, which provides direct routes into Manchester and beyond.

Specifics

The tax band is E.

The tenure is freehold.

The EPC rating is 82 which is considered very good and is significantly higher than the national average. There is gas central heating with a Baxi boiler and tank system located in the bathroom. We are advised the Baxi boiler was installed new in 2023.

There is also electric underfloor heating in the kitchen.

The property benefits from solar panels and the feed-in tariff, with 12 years remaining on the tariff.

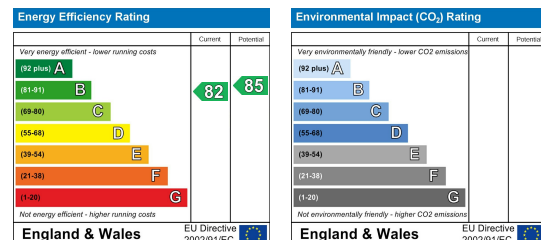
Area Map



Floor Plans



Energy Efficiency Graph



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