

Claves.



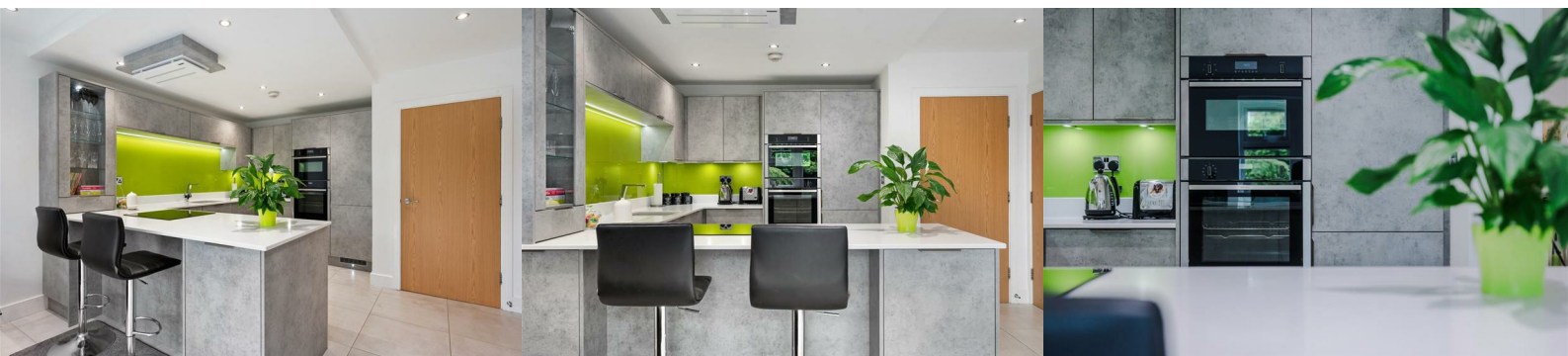
## Spring Vale

Bolton, BL7 0FS

£390,000



Recently updated to a stylish modern spec, this townhouse in Edgworth is absolutely pristine, and is deceptively spacious too, with three double bedrooms that all have en-suites! The accommodation also features an open plan living space with a fully integrated, like-new kitchen, plus ample space for a dining table and sofa, a lounge with balcony, utility room, downstairs WC and a spacious entrance hall. Externally are three allocated parking spaces and a low maintenance, landscaped suntrap garden.



## Ground Floor

From the front the home welcomes you into the spacious hallway which gives the first impression of the smart modern interiors – the oak doors give a stylish contrast to the fresh white walls, and a light grey tiled floor ensures a bright and airy feel which continues into the open plan living space at the rear.

The integrated kitchen was installed in early 2024 and showcases a white granite worktop with contemporary grey cabinetry, and the lime green splashback creates a vibrant modern feel. It features a range of Neff cooking appliances including an oven and combination microwave, induction hob and slimline ceiling extractor. Other integrated appliances include a dishwasher, fridge, freezer, and inset sink with chrome feature tap.

The open plan living area is a fantastic social space and is practical for both everyday life and when spending time with family and friends. The kitchen features a breakfast bar, and there's also plenty of room for a dining table and sofa, with French doors leading to the back garden.

Back into the hallway and there is access to the downstairs WC, plus a large utility room which was also only installed in early 2024 hence found in pristine condition. Here there's plumbing for the washer and dryer, plus loads of extra storage space!

## First Floor

On the first floor, the lounge is situated at the rear, with windows framing the scenic countryside views and more French doors opening onto the balcony – another lovely spot to soak up some sun on summer days! The lounge features a modern electric fire and is presented in excellent condition to contemporary standards.

To the front of the first floor is a large double bedroom, and an en-suite with tiled walls and a three-piece suite featuring bath with shower, wash basin and WC.

## Second Floor

The second floor accommodates two more double bedrooms, both of which benefit from three-piece en-suites as well! The master bedroom here features fitted wardrobes and en-suite with bath, and the third bedroom is presented in equally impressive condition, featuring an en-suite with walk-in shower.

## Outside Space

At the front is a small walled yard, and from the open plan living area at the rear, a pair of French doors lead into a low maintenance landscaped garden featuring an artificial lawn, decking and patio area, with footpath leading to the back gate which provides easy access to the three allocated parking spaces in the private car park. The back garden is a lovely quiet spot with it being next to open countryside. It gets lots of sun too, all through the morning until around 3:30 in the afternoon during summer.

## Location

Situated in the countryside village of Edgworth, this townhouse offers the best of both worlds – being on the doorstep of countryside while having access to the village community and amenities in walking distance, plus a wider variety of amenities in the neighbouring Bolton, Bury, and Darwen.

Scenic strolls are aplenty with the local reservoirs and moorland trails, and you can pop into the Strawberry Duck or the famous Holden's & Co village shop to refuel. Other nearby outdoor pursuits include equestrian facilities, sailing and golf clubs, and of course staple amenities are nearby too such as schools, restaurants, pubs and cafes.

Despite Edgworth's rural setting it is a well-connected village, with easy access to Bolton, Bury, and Darwen. The M61 and M66 provide easy motorway access across the country and into Manchester, and several nearby train stations, including Entwistle and Bromley Cross offer commute by rail too.

## Specifics

The tax band is D.

The tenure is leasehold with a ground rent of £200 per annum.

The service charge is £24 per month.

The lease length is 999 years from 1st January 2008.

There is gas central heating with a Worcester combi boiler located in the storage closet off the kitchen.

The loft is boarded with pull-down ladders, lighting and shelving.

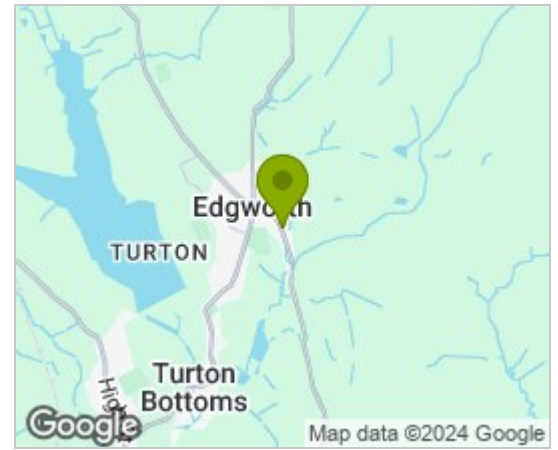
There are 3 private parking spaces with the property, two directly to the rear and another across the private car park.

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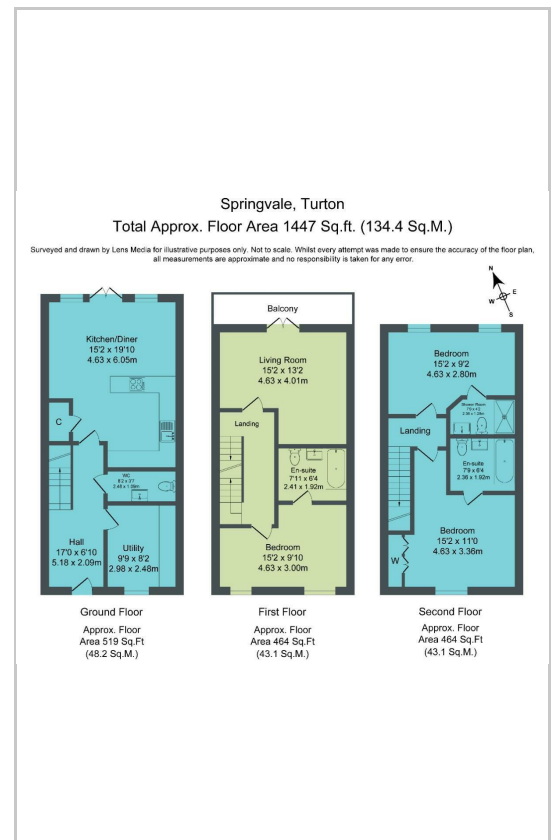
## Claves.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

