



Brookdale

Belmont, BL7 8BR

Offers over £300,000



Featuring scenic views and a quiet cul-de-sac location, this extended property in Belmont is presented in excellent condition with modern interiors. With a detached garage and drive to the rear, it is an excellent choice for families who want countryside on the doorstep while being well connected for transport links and amenities. It is evident the current owners have invested in and looked after this lovely family home. A brief overview of the accommodation includes a lounge, open plan kitchen and dining room, spacious hall, three good sized bedrooms on the first floor. In addition, the loft has been converted to create an additional room, currently used as the master bedroom with en-suite bathroom. Please note: we are advised this conversion does not have the necessary Building Regulations approval and therefore cannot be formally described as a fourth bedroom.



Living Space

A spacious entrance hall welcomes you inside and gives plenty of space for coats and shoes, plus a substantial store under the stairs for other bits and bobs.

The moment you step into the lounge you notice the bright and airy feel, enhanced by the light tones of the neutral contemporary décor. An engineered oak floor gives a premium feel, and the contemporary log burner adds a countryside touch. You can appreciate the beautiful scenic setting year-round from the comfort of your sofa, with views across to the rolling hills.

To the rear is the spacious open plan kitchen and dining area, which benefits from plentiful natural light flowing in through the glass sliding doors onto the back garden. The open plan design and the kitchen peninsula make this a superb social space, and the kitchen has lots of room to satisfy the demands of modern family life, as well as being contemporary in style with contrast quartz worktops. Integrated appliances include a double oven and five-plate gas hob with extractor hood, sink and drainer with mixer tap, in addition to spaces for the freestanding washing machine, dryer, dishwasher and fridge-freezer.

Bedrooms & Bathrooms

On the first floor are two substantial doubles, both with a generous range of fitted wardrobes, and a well-proportioned single bedroom. All bedrooms benefit from scenic views of the surrounding countryside, particularly those at the front of the house.

The family bathroom has also been refurbished and is found in pristine condition with a very smart modern design, featuring white marble style tiling, emerald-green decor and gold fittings. The suite comprises a modern yet traditional-style vanity with integral storage, WC, and a large walk-in shower with glass facade.

The second floor has been converted to create an additional room, currently used as the master bedroom. The second floor room is an excellent size with fantastic scenic views and an abundance of natural light, plus a good amount of eaves storage. The part-sloped ceiling with Velux windows gives character, and the generous size gives heaps of floor space. The en-suite has been refurbished to stylish contemporary standards with feature tiling and a three-piece suite comprising freestanding rolltop bath, wash basin and WC.

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Outside Space

The front lawn adds a great kerb appeal, and to the rear of the home is a tiered garden with several seating areas to ensure you can catch the sun as it moves across the sky. The garden space at the rear is low maintenance while still having potential for those who enjoy a spot of gardening. Make your way up the garden steps and on the upper level is the detached garage and driveway – essentials for modern family life!

Location & Lifestyle

The location of this property allows you to benefit from the best of both worlds, with miles of rolling countryside on your doorstep while having the comfort of neighbours and a village community.

The open countryside is a playground for lovers of the outdoors, with all sorts of activities to choose from, including off-road trails and country roads for walking, running, and cycling. Delph and Belmont reservoirs also provide local spots for sailing, and there's a great selection of golf courses to choose from too.

A great variety of amenities can be found a short drive away in Bolton, Darwen, and Blackburn, ranging from large supermarkets and retail parks to a great choice of restaurants, cafes, schooling options and leisure facilities. Owing to Belmont's rural position, there's plenty of good pubs and countryside cafes nearby, as well as those found in the nearby areas of Egerton and Rivington.

Another convenient aspect of this location is the easy access to the national motorway network. Rivington Road takes you on a scenic route to the M61, and the A675 takes you on a different scenic route to the M65.

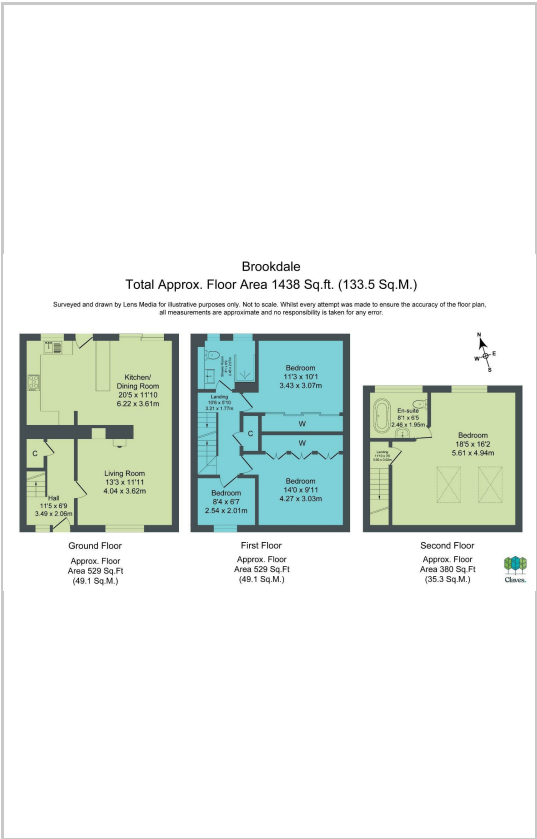
Specifics

- The tax band is C.
- The tenure is freehold.
- The energy efficiency rating is a high C/78 which is considered very good and higher than average.
- There is gas central heating with a Worcester combi boiler in the kitchen.
- There is an EV charger on the back of the property.
- The house is alarmed and has security lighting.

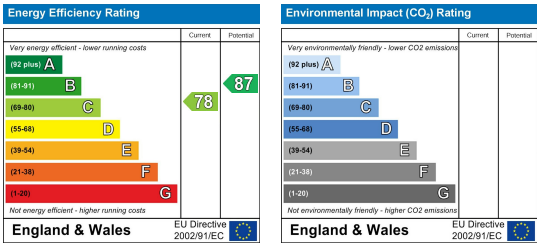
Area Map



Floor Plans



Energy Efficiency Graph



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