



Vale Street

Bolton, BL7 0EB

Offers around £750,000



On a large plot within the tranquil, leafy green setting of Turton Bottoms, this executive detached five-bedroom property has an abundance of beautiful countryside on its doorstep while being well connected for transport links and amenities in Edgworth and Bromley Cross. Its generous contemporary interiors provide a great amount of space to satisfy the practical demands of modern family life, as do the large front drive, detached double garage, and the large southwest facing back garden.

A brief overview of the accommodation includes a large central hall and landing, open plan living space with a spacious modern kitchen and dining area, a main lounge, two further versatile reception rooms, downstairs WC, utility room, plenty of storage, five good sized double bedrooms with two en-suites, and a family bathroom.



Living Space

The home welcomes you inside to the entrance hall where you immediately get a super spacious feel which continues throughout the entire home.

The heart of the home is undoubtedly the open plan living area at the back, which is a fantastic size and is perfectly configured to provide a lovely lifestyle where cooking, dining, and socialising come together as one. A huge island with granite worktop holds the centre of the kitchen space and complements the smart minimalism cabinetry, within which are an array of integrated appliances. The appliances include two ovens, combination microwave, warming drawer, four-ring induction hob with hidden countertop extractor, full length fridge, full length freezer, wine fridge, and a composite sink with drainer and tap. Not to mention the plentiful storage! The utility adjacent provides allocated spots and plumbing for the washing machine and dryer, as well as an extra sink and tap.

As well as storage and appliances, the island includes bar seating, and the open plan aspect flowing into the dining area with French doors onto the garden adds to its appeal as an attractive social space.

Another set of French doors are featured in the main lounge, opening onto the garden to provide that sought after indoor-outdoor living, which can also be enjoyed in the family room! A stone fireplace with gas fire within the lounge adds a traditional touch, and its spacious size again gives ample room for family life.

At the front of the house are two further reception rooms that give versatility in use to satisfy the demands of family life. Whether they are used as a snug, home office, TV room or playroom for the kids, they definitely ensure that the whole family has plenty of space.

Bedrooms & Bathrooms

Upstairs the large proportions continue with five double bedrooms and three bathrooms. The huge landing matches that of the impressive entrance hall below and benefits from another handy storage closet.

Within the master bedroom is currently an extra wide, super king bed, and there's still lots of floor space! The rear window enjoys a scenic outlook onto the back garden and surrounding woodland. It also benefits from a large three-piece en-suite with a walk-in shower, wash basin, and WC, with its front window benefitting from a lovely outlook to the river.

Each of the four other bedrooms are presented in good condition, featuring fitted furniture and well-proportioned sizes. The second bedroom also includes an en-suite with shower and wash basin. One of the bedrooms is currently fitted out as a luxurious walk-in wardrobe and dressing room, which could stay as is if you don't need five bedrooms.

The family bathroom is fully tiled and boasts a stunning modern design with a four-piece suite, comprising a freestanding feature bath, large walk-in, wet-room style shower, feature basin with storage unit and WC.

Outside Space

This property boasts arguably one of the best plots within the premium development of executive detached homes. Its position next to the river at the head of the cul-de-sac gives a superb kerb appeal. Plus, it is a great size, providing a lot of space and practicality in its current configuration, and also offers extra potential through alterations if desired.

The drive already accommodates three large cars, and owing to the generous width of the plot, it could easily be extended while retaining a front lawn to provide even more space for private parking if required. The detached double garage with electric doors gives more options for parking and alternatively offers heaps of storage space which is often essential for family life!

At the rear of the home is a fabulous southwest facing garden which has a very private and peaceful ambience where you can enjoy the lovely leafy green setting. Its orientation will give plenty of sun in the afternoon and evenings, and its great size offers something for the whole family. A large central lawn surrounded by mature trees gives lots of space for the kids to play safely, and the large patio with pergola and electric awning outside the house is the perfect setting for summer barbeques and relaxing in the sun. There's also plenty of room for other garden features if desired - the current owners have a hot tub, summerhouse, and garden pod, and you could perhaps even erect a garden office, bar, or gym at the bottom of the garden!

Location

Turton Bottoms is a quaint and picturesque area between Edgworth and Chapeltown, providing a unique lifestyle which benefits from a real countryside feel while having all the amenities you'd ever need within a few minutes in the car, or a quick stroll if you enjoy walking!

Edgworth and Bromley Cross offer a variety of amenities, from independent shops, mini supermarkets, cafes, restaurants and pubs to well regarded schools and leisure facilities. Bromley Cross train station is also just 2 miles from the property, which gives direct access to Manchester city centre.

This location is particularly attractive if you enjoy spending time outside. Both the Wayoh and Entwistle reservoirs and Jumbles Country Park are on your doorstep. There's even a path next the house that takes you straight to the Jumbles, plus countless trails across the nearby Pennines.

Specifics

- The tax band is G.
- The tenure is freehold.
- There is gas central heating with a Vaillant boiler that was recently installed and is still under warranty.
- The loft is part boarded.
- There are external power sockets and an outside tap.

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

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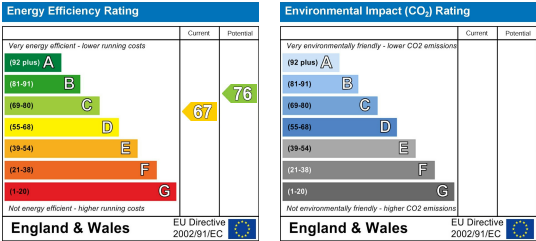
Area Map



Floor Plans



Energy Efficiency Graph



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