



Wellington Road, Turton, BL7 0EG

Offers Over £400,000

A DELUXE FULLY RENOVATED FAMILY HOME

Offering an abundance of high quality indoor space flowing internally with character and charm whilst keeping the authentic original features, this exquisite four bedroom end terraced property is being proudly welcomed to the market in the desirable and picturesque location of Turton. With panoramic countryside views, open plan kitchen and living space and the most stylish interior, this property is the perfect home for any growing family looking for a luxurious and contemporary home. Having once previously been a bank, this property is bursting with authentic features and history. Situated within the outskirts of a conservation area, close to stunning country pubs and scenic walks, Wayoh reservoir and only being a short distance to Bolton, Rossendale and Bury, this property is located within a convenient yet rural area perfect for any potential looking for great commuting links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to a staircase to the first floor and a versatile utility space, perfect for being used as a home office/gym area. The first floor comprises of doors on to an impressive open plan kitchen/dining/living space, contemporary fitted family bathroom and staircase to the second floor. The open plan kitchen boasts modern wall and base units, high quality integrated appliances and leads out to the rear. The first floor comprises of doors on to four generously sized bedrooms. Externally there is an enclosed garden to the rear with decking and paved areas. To the front there is a laid to lawn garden with off road parking.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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 4  1  2  D

- Exquisite End Terrace Property
 - Stunning Three Four Piece Bathroom Suite
 - Off Road Parking
 - EPC Rating D
- Fully Renovated Throughout
 - Spread Across Three Floors
 - Tenure Freehold
- Four Bedrooms
 - Enclosed Garden to Rear
 - Council Tax Band D

Ground Floor

Entrance Vestibule

4'8 x 3'0 (1.42m x 0.91m)

Composite front door, UPVC double glazed window, ceiling rose, wood effect Amtico flooring and single glazed door to reception room.

Reception Room

20'5 x 14'10 (6.22m x 4.52m)

Two UPVC double glazed windows, three upright central heating radiators, coving, media wall with electric fire, television point and integrated shelving, ceiling rose, spotlights, integrated storage, two hardwood single glazed doors to utility and stairs to first floor.

Utility

18'1 x 7'4 (5.51m x 2.24m)

UPVC double glazed frosted window, upright central heating radiator, spotlights, plumbing for washing machine, space for dryer, space for fridge freezer and tiled flooring.

First Floor

Landing

13'2 x 9'10 (4.01m x 3.00m)

Central heating radiator, coving, spotlights, smoke detector, door to open plan kitchen/living space, doors to bathroom, storage cupboard and stairs to second floor.

Open Plan Kitchen/Living Space

25'9 x 22'10 (7.85m x 6.96m)

Two UPVC double glazed bay windows, UPVC double glazed window, three upright central heating radiators, coving, picture rail, spotlights, range of panelled wall and base units with quartz work surfaces, tiled splashback, inset ceramic sink with high spout mixer tap, four door Belling range cooker, integrated extractor hood, integrated inset breakfast bar with quartz work surfaces, integrated high rise Lamona double combi microwave, integrated wine cooler, fridge freezer and dishwasher, television point, electric fire, tiled flooring and composite door to rear.

Bathroom

9'9 x 9'5 (2.97m x 2.89m)

Two UPVC double glazed frosted windows, heated towel rail, freestanding bath with mixer tap and rinse head, dual flush WC, two vanity top wash basins with mixer taps, walk-in direct feed rainfall shower with rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

Second Floor

Landing

22'9 x 13'5 (6.93m x 4.09m)

UPVC double glazed window, central heating radiator, coving, smoke detector, loft access, ceiling rose and doors to four bedrooms.

Bedroom One

12'7 x 11'11 (3.84m x 3.63m)

UPVC double glazed window, upright central heating radiator, coving, spotlights, television point and fitted wardrobes.

Bedroom Two

11'11 x 9'8 (3.63m x 2.95m)

UPVC double glazed window, upright central heating radiator, coving and spotlights.

Bedroom Three

9'6 x 8'0 (2.90m x 2.44m)

UPVC double glazed window, upright central heating radiator, coving, spotlights and television point.

Bedroom Four

9'6 x 8'0 (2.90m x 2.44m)

UPVC double glazed window, upright central heating radiator, coving, spotlights and television point.

External

Rear

Enclosed garden with paving and decking.

Front

Laid to lawn garden and off road parking.



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