



61

61  
Albert Road West

## PERFECTLY POSITIONED

Just a short drive from the heart of Bolton and close to nature reserves and open countryside, this semi-detached, three-storey house comes complete with five spacious double bedrooms, characterful period features, and beautiful natural lighting in the reception rooms and the fabulous open-plan dining and living kitchen.

Despite its convenient location near excellent schools, shops, and motorway access, the residential area offers a private and peaceful setting for bringing up families and entertaining. Inside, there's 2,731 square feet of living space, which opens onto a tiered south-facing garden. Albert Road West is a highly coveted leafy street with attractive houses well set back from the wide pavement. Number 61 is a prime example with its part-brick, part-rendered exterior and large driveway framed by a low brick wall. There's further parking in the detached garage, which also provides direct access to the sunny rear garden.

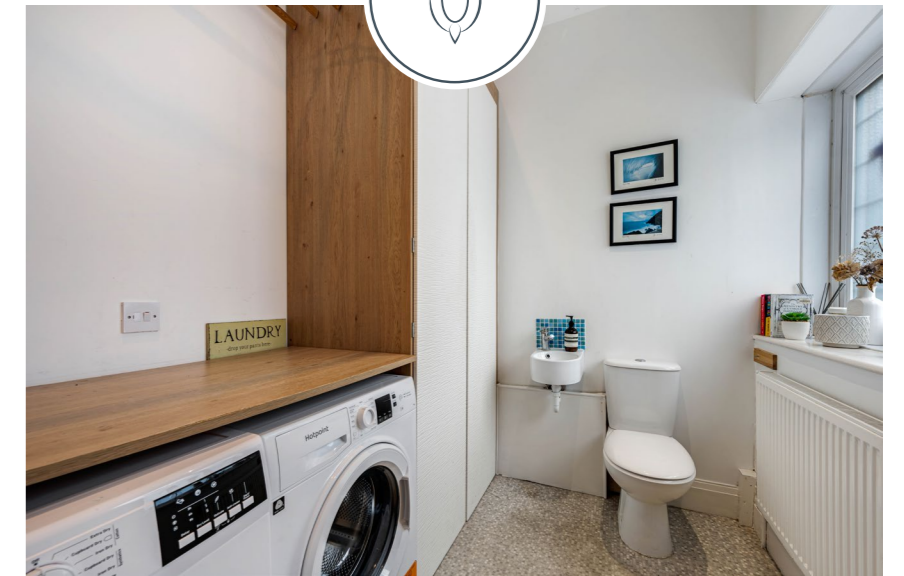


---

## RELAX & UNWIND

Stepping through a smart front door, you'll pass through a useful glazed porch before arriving in a beautifully bright hallway painted in crisp white tones to complement the black-and-white tiling underfoot and a deep grey radiator cover. To your right is a utility with in-built cupboards, countertops, and WC, but there's also a useful understairs storage cupboard.

On the landing halfway up the panelled staircase, a huge stained-glass feature window floods the hall below with natural light and echoes the decorative glazing set into the internal doors and the front and rear bay windows.





Begin in the front lounge to your left, where the broad canted bay joins a high coved ceiling with a central rose, a wood-burning stove set in a stone surround, and a bespoke handmade TV unit, shelving and bookcases finished in Farrow & Ball's 'Stiffkey Blue' to create a warm, inviting and stylish backdrop for family gatherings and movie nights.





The rear sitting room is also a fantastic size and combines bold paintwork beneath the picture rails with elegant coving, another stone fireplace, and herringbone flooring to dramatic effect. While a period-appropriate rose pendant and wall lamps cast a soft glow for evening drinks and nibbles, French doors and floor-to-ceiling windows in the bay invite you onto the raised terrace.





## THE FAMILY HUB

A stunning spot-lit dining kitchen and living area complete the rest of the ground floor. Lit from above by roof lights and with French doors and windows beside it, the huge central island bar is destined to become the favourite hang-out spot for friends and family. Meanwhile, two large windows illuminate a spacious dining area and a dedicated snug, with the whole space united by laminate flooring, light-blue and white walls, and designer radiators.



The food prep area has a great variety of high-gloss cabinetry topped with Corian and granite worktops and upstands. Integrated appliances include a Neff Slide and Hide double oven, a Bosch six-ring hob on the island, a Neff integrated dishwasher, a full-length fridge and full-length freezer, and an additional wine and beer fridge.



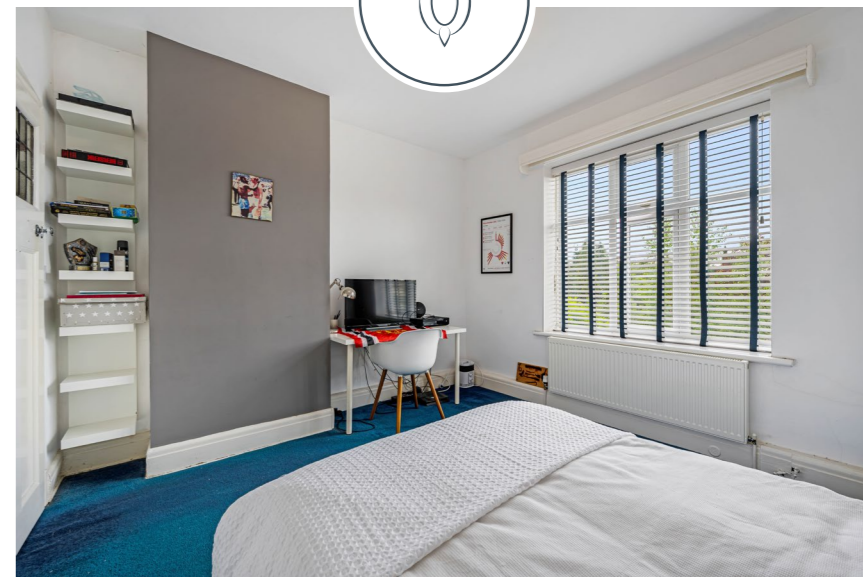
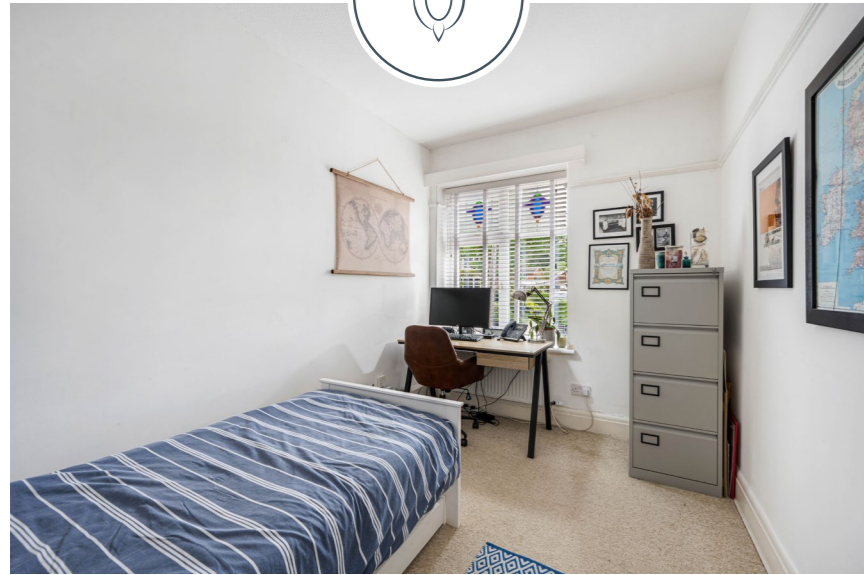


## SPACE FOR EVERYONE

Back in the hallway, a beautiful floral carpet runs up the stairs and across a light-filled landing featuring picture rails and a statement multi-bulb pendant. On this floor, you'll discover four neutrally decorated carpeted doubles lit by large windows with fitted blinds and curtain pelmets.









The recently refurbished master bedroom has a view over the garden and surrounding treeline while floor-to-ceiling built-in wardrobes grant ample storage. In the adjoining wet room, white metro wall tiles with contrasting grouting coordinate with patterned floor tiles to form an attractive backdrop for a walk-in rainfall shower with Crittall-style screen, bronze fittings to match a period-inspired basin and washstand, a toilet, and a matt-black heated towel rail.

On this floor, you'll also find a separate two-piece WC and an upgraded spot-lit family bathroom with chic tiling and fittings to match the master en suite and a large window. It contains a double-ended bathtub with Victorian-style taps and shower attachment, a rainfall shower above with a Crittall-style screen, a washstand with a marble-effect surround, and a heated towel rail.



On the top floor, Velux windows and spotlights brighten a very spacious private bedroom with geometric feature wallpaper and a grey carpet underfoot. There's plenty of in-built storage here, along with a modern three-piece shower room with luxe spa-style tiling, a vanity basin unit with mirrored cabinet, and a close-coupled loo.



---

## STEP OUTSIDE

Throw open the French doors in the sitting room or kitchen to discover a thoughtfully landscaped south-facing garden. Split into two tiers, it begins on a raised terrace before stepping down onto a lower patio and a fragrant and colourful lawn enclosed by tall fence panels, mature trees, and varied plant borders. There's also a handy storage shed adjoining the detached garage or workshop, accessed by a side door.

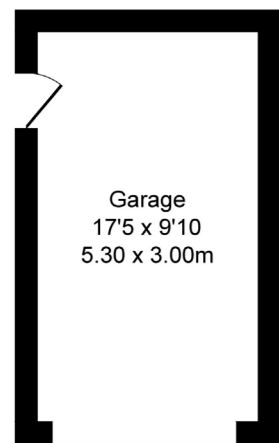
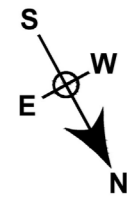


## OUT & ABOUT

The former mill town of Bolton sits in the foothills of the West Pennine Moors, just 10 miles from Manchester City Centre. The area is convenient for the nearby motorway network via the A666 and the M61/M60, linking you to the north and the regional hubs of Liverpool and Manchester. Alternatively, Bolton train station runs services to Manchester in around 20 minutes and London Euston in just over 2.5 hours. Heaton is a great place for foodies, with excellent restaurants and eateries on your doorstep, including the Victoria Inn restaurant/bar – a chic pub with stone fireplace and terrace – and Retreat, which is known for its grill dishes and pizza by candlelight. Of course, you'll also find numerous essential amenities, including health and leisure facilities, major supermarkets, discount stores, and multiple retail parks (Middlebrook Retail & Leisure Park is only 10 minutes by car).

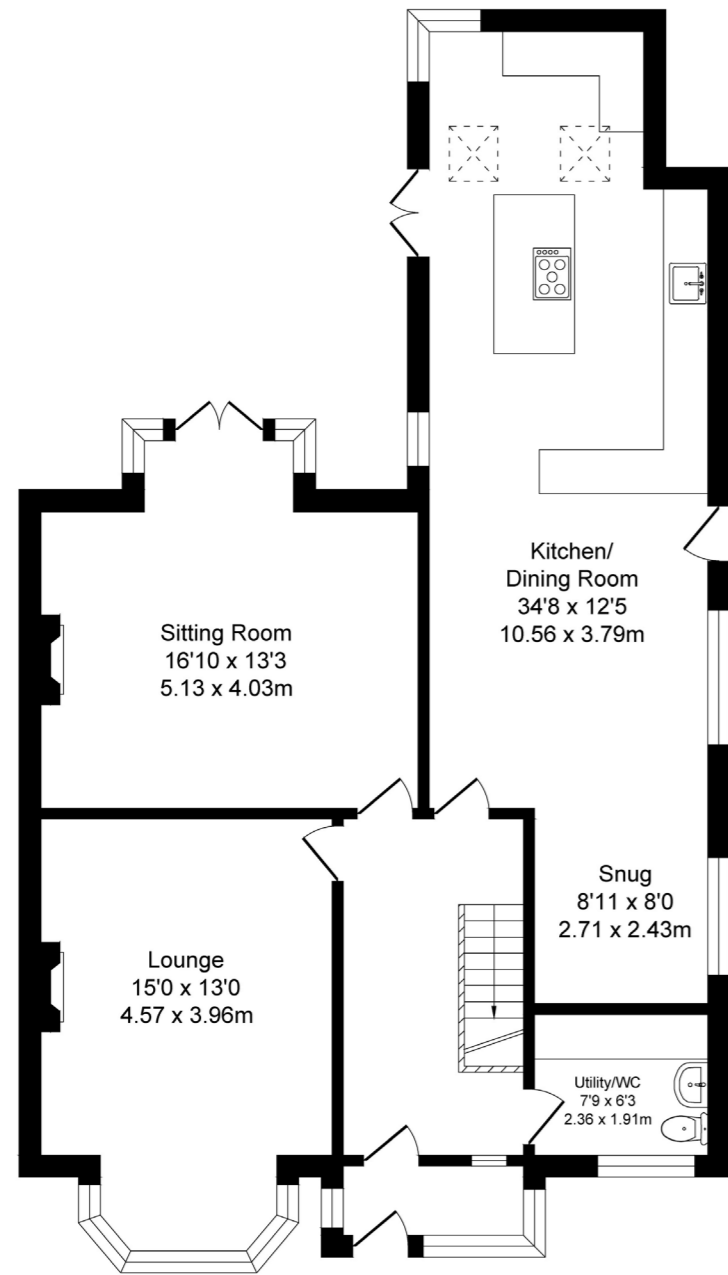
The area is also great for those who love the outdoors, with many sought-after sanctuaries within the nearby West Pennine Moors, such as Doffcocker Lodge Nature Reserve, Rivington Pike and Walker Fold, and High Rid Reservoir, all just a short drive. Beyond this, sporting enthusiasts can enjoy the racquets club in Markland Hill, various local golf courses and clubs for football, rugby, cricket, and boxing, while sports complexes (including a trampoline park) and fitness centres offer indoor family fun. The friendly local neighbourhood is perfect for families looking for peace and security, with the ever-popular independent Bolton School (offering a co-educational nursery, co-educational infant school, single-sex junior schools and single-sex senior schools, including sixth forms) lying a few minutes down the road. However, there are several other well-regarded state primaries and secondaries in the area, including Abacus Pre-School Nursery and Markland Hill Primary (Ofsted-rated 'Good' and 'Outstanding', respectively) within walking distance. Clevelands Preparatory School is also a mere three-minute drive.





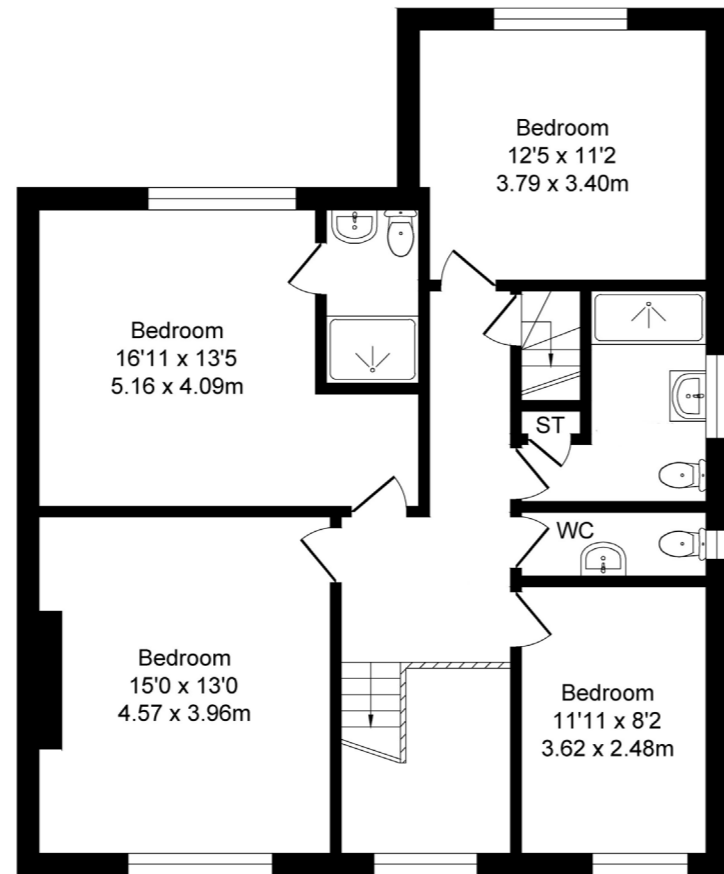
Garage

Approx. Floor Area 171 Sq.Ft (15.9 Sq.M.)



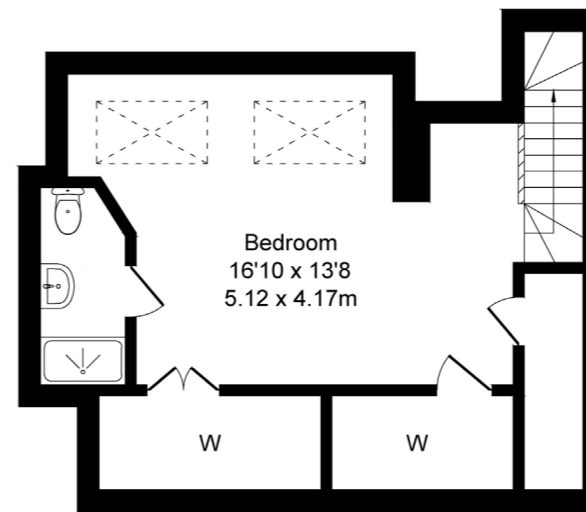
Ground Floor

Approx. Floor Area 1181 Sq.Ft (109.7 Sq.M.)



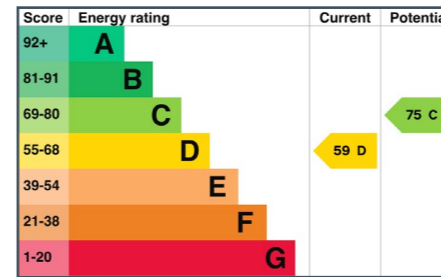
First Floor

Approx. Floor Area 956 Sq.Ft (88.8 Sq.M.)



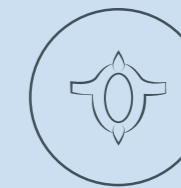
Second Floor

Approx. Floor Area 422 Sq.Ft (39.2 Sq.M.)



Albert Road West  
Total Approx. Floor Area 2731 Sq.ft. (253.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## KEY FEATURES

- A stunning semi-detached family home featuring five spacious double bedrooms
- Characterful period features with abundant natural light in the reception rooms and open-plan living area
- Private, peaceful residential area close to excellent schools, shops, and motorway access
- Approximately 2,731 sq. ft. all in with a tiered, south-facing garden
- Coveted location on Albert Road West with a large driveway and detached garage
- Bright hallway, spacious lounge with wood-burning stove, and stylish bespoke shelving
- Modern dining kitchen with central island, high-gloss cabinets, and integrated appliances
- Luxurious master bedroom with built-in wardrobes, chic en suite, and upgraded family bathroom.
- Close to Bolton School and Cleveland Preparatory School
- A short distance to Middlebrook Retail Park



Albert Road West, Bolton, BL1

WATCH  
THE  
VIDEO!



BURTON JAMES

UNIQUE & PRESTIGE HOMES

0161 697 3422 | hello@burtonjames.co.uk