



£800,000

829 Belmont Road, Bolton, BL1 7BU

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* OUTSTANDING PROPERTY FOR SALE WITH WORKSHOP/BARN, LARGE PLOT OF LAND AND DETACHED HOUSE* in the picturesque area of Horrocks Fold, Belmont Road, Bolton. This stunning four-bedroom detached house presents a rare opportunity for those seeking a modern family home. The property has been beautifully modernised offering a perfect blend of contemporary living and traditional charm. With additional land of approximately 0.4 acres. The property has been beautifully modernised, offering a perfect blend of contemporary living and traditional charm.

As you enter, you are welcomed into a spacious living area featuring a cosy log burner, ideal for those chilly evenings. The generous bedrooms provide ample space for relaxation, while the large family bathroom boasts a luxurious standalone bath and exquisite tiled flooring, creating a serene retreat from your daily routines. The house also has current planning permission to extend to 5 bedrooms if required.

One of the standout features of this property is the expansive garage of approximately 67 square metres, which offers excellent storage and workspace, catering to a variety of needs. Additionally the large private

829 Belmont Road

Ground Floor

Kitchen / Family Room

22'6" x 13'8" (6.88 x 4.17)

Living Room

13'5" x 12'7" (4.1 x 3.85)

Office

11'5" x 10'8" (3.48 x 3.26)

Dining Room

11'5" x 12'8" (3.48 x 3.87)

Basement / Cellar

First Floor

Bedroom 1

14'2" x 12'7" (4.33 x 3.86)

Bedroom 2

11'5" x 12'8" (3.48 x 3.87)

Bedroom 3

11'5" x 9'4" (3.48 x 2.87)

Bedroom 4

11'5" x 9'4" (3.48 x 2.87)

Family Bathroom

12'2" x 9'1" (3.71 x 2.79)

Rear Garden

Garage

Detached garage with a Gross External Area of 65m²

Detached Barn

Constructed of traditional stone under a pitched slate roof with work shop accommodation over two storeys. Potential for conversion subject to planning permission.

Gross External Area of the Barn is 65m².

Yard

Landing Area

Rear Courtyard

Back External

Driveway

Front External

Workshop

Rear of Property

Property Overview

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

