



Chorley New Road

Bolton, BL1 4PH

Offers over £650,000



Just a short walk from the prestigious Bolton School, within easy access of Bolton town centre and the motorway network, close to a variety of health and leisure clubs, and a quick drive up Chorley New Road to Middlebrook Retail Park, this welcoming five-bedroom home is in a picture-perfect location for a growing family.

Situated in the sought-after location of Chorley New Road in Heaton - standing proud behind private gates, leafy green trees, and a block paved driveway that will accommodate at least 8 cars - is this deceptively generous family home, complete with a garage and lawned garden to the rear.

During their ownership, the current owners have further enhanced the property through a programme of improvements including the installation of electric entrance gates, a replacement boiler (2024), CCTV security system, professional landscaping to enhance privacy, new boundary fencing and extensive redecoration throughout, ensuring the home has been carefully maintained and thoughtfully updated.



High Ceilings & Period Features

After entering through the built-in porch, which is glazed with decorative leaded windows, is the spacious hallway. Here you'll be greeted by a grand oak staircase that links the 3 storeys of this magnificent Edwardian-style property, filled with period features and high ceilings throughout.

To the immediate left of the characterful entrance hall, a large bay-window allows natural light to flood into the sitting room, creating a bright and airy space for the family to unwind after a hard day's work. In keeping with the impressive wooden staircase, the front sitting room is grounded with solid oak flooring. Coved ceilings and an arched recess on the outside wall provide the perfect backdrop for a relaxing space that is filled with character... Picture yourself nestled into your comfy sofa with your feet up, enjoying a glass of your favourite refreshment or cup of your favourite brew.

At the rear of the property, to the far-left corner of the high-ceiling entrance hall is a room that is just perfect for dining, with decorative leaded windows and a door leading to the back garden patio. The room is grounded with more solid oak flooring and features a fantastic fireplace, which has been crafted with slate and is surrounded by exposed ornamental brick, highlighted by spotlights, and bordered by bold wooden beams. This is a dining room suitable for all year round... Picture a cosy warm glow from the fire during evenings around the dining table, tucking into hearty winter meals. On hot summer days the door to the garden will allow for a refreshing summer breeze while the dining table is used to hold a buffet feast that's been cooked up on the BBQ! A room like this will make for great dinner parties with family and friends.

Perfect For Entertaining

Beyond one of the dining room's walls at rear of the property is the open plan kitchen and social space, which makes a wholesome family room and would serve as a superb entertaining area when hosting those special social occasions. The fitted kitchen features quality Quartz worktops and contrasting oak cupboards, plus a double "Range Master" oven as the centre piece of the kitchen, complete with warming trays and powerful hobs – a cooking enthusiast's dream! It's a good-sized kitchen too! ...With plenty of cupboard space and room for a breakfast table. Through a wooden door in the kitchen lies a convenient utility room which provides internal access to the garage. Heading back to the kitchen area through the archway is the family social space which is abundant with natural light pouring in through another decorative leaded window overlooking the back garden - there is plenty of floorspace to play with here, which can be arranged in any way you please.

Entering the hallway from the kitchen and social room you will find a ground floor shower room comprising a glazed shower cubicle, Victorian-style wash basin and WC in keeping with the property's other period features.

The Sleeping Quarters & Much More!

After walking up the great oak staircase, the first-floor landing leads you to 4 double bedrooms fit for spacious family living, the main 3-piece family bathroom, and a separate WC. The sleeping quarters of this property feature coved ceilings, decoratively leaded windows and fitted wardrobes. Two of the double bedrooms are a wonderfully large size with enough room to install en-suites and possibly even a walk-in wardrobe!

Continuing up the spectacular spindled staircase, on the second floor is another spacious landing area which has plentiful uses... Maybe a home library providing a quiet space to quietly read and study? A top floor games room for the childrens playground? Or maybe a cinema snug for watching your favourite blockbuster hits? Of course, you could just leave it as it is!

Adjacent to this landing space with plentiful potential uses is the fifth double bedroom with sloping ceilings and a big window allowing plenty of natural light to pour in, giving a bright and airy feel to the room. Much like the two larger doubles on the floor below, the fifth bedroom holds heaps of potential with its copious amount of floor space... An alternative use of the top floor landing space is to combine it with the fifth bedroom to create a luxury master suite with all the bells and whistles...

Outside Space

Externally, the property continues to impress with beautifully maintained gardens and a generous gated frontage, offering both privacy and practicality.

The property is approached via electric entrance gates, opening onto an expansive block-paved driveway providing extensive off-road parking for multiple vehicles, together with access to the integral garage. Mature trees, established planting and smart boundary fencing create an attractive first impression while enhancing privacy from the road.

To the rear, the garden offers a wonderful family-friendly environment, thoughtfully designed to combine relaxation, entertaining and outdoor living. A substantial paved patio immediately adjoins the house, creating the perfect space for al fresco dining, summer barbecues or simply unwinding whilst overlooking the garden.

Beyond the patio lies a generous level lawn bordered by an abundance of mature trees, established shrubs and colourful planting, creating a private and peaceful setting throughout the seasons. The garden enjoys an excellent degree of privacy and provides ample space for children to play.

Overall, the outdoor space perfectly balances practicality with lifestyle appeal, offering secure parking to the front and a beautifully established rear garden that will undoubtedly become the heart of family life during the warmer months.

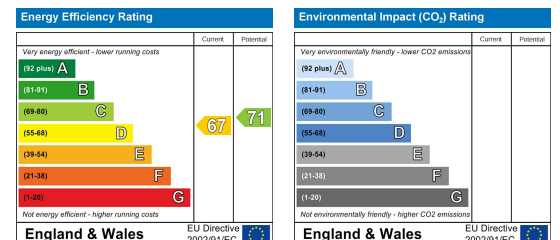
Area Map



Floor Plans



Energy Efficiency Graph



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

Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk