



Seymour Road

Bolton, BL1 8PT

Offers over £300,000



Situated on Seymour Road in the highly convenient area of Astley Bridge, this large, Edwardian, four-storey semi-detached property offers exceptional potential for buyers looking to invest in modernisation. The original features and generous proportions are typical of Edwardian style, boasting over 2,600 sq ft of internal accommodation. The home is deceptively spacious and brimming with opportunity in a highly sought-after location. A brief overview of the accommodation on the lower floors includes an entrance porch and grand hallway, lounge, dining room, conservatory, kitchen, cellar and large integral double garage to the rear. On the first floor are three bedrooms, shower room and separate WC, while on the second floor is another large double bedroom and a loft/eaves storage room.



Rich in Character

Dating back to the early 1900s, this period property is rich in character both inside and out, and is unique in design too, being one of only two. High ceilings and large windows create very bright and airy interiors, while features such as ornate coving, the original granite terrazzo flooring in the hallway and kitchen, and the original grand staircase provide a true period feel. It's evident this home has been loved over the years, yet there is a fantastic opportunity for cosmetic upgrades and for new owners to add their own personal touch.

Living Space

The home welcomes you inside via an entrance porch which adds an extra level of security while providing a handy spot to keep shoes and coats tidy and out of the way. As soon as you step into the hallway you immediately get a sense of the grand proportions.

The front lounge is situated to the left with a beautiful bay window which adds to the character charm while pouring in plenty of natural light. A central chimney breast with ornate fireplace and gas fire creates a traditional feel, and a pair of double doors leads into the dining room at the rear, allowing a partial open plan flow. From the dining room through a set of glass sliding doors is access to the conservatory, which leads onto the garden. With three generous reception rooms, this property offers a lot of space and is particularly suitable for growing families, or perhaps a family seeking multi-generational living.

Situated at the rear of the home on the ground floor is the kitchen, where the large proportions and high ceilings continue. Gloss white contemporary cabinetry adds contrast to the grey worktops and provide heaps of cupboard space. Integrated appliances include an electric oven and hob, stainless steel sink with drainer and chrome swan-neck mixer tap, and there are allocated spaces for a freestanding fridge-freezer and washer-dryer.

Bedrooms & Bathrooms

Stroll up the grand original staircase and the bedrooms and bathroom on the first floor are connected by an equally impressive large landing. Two of the three bedrooms on the first floor are good-sized doubles, and the third is a large single which is currently used as a home office. The shower room on this floor comprises a walk-in shower with glass façade and wash basin with integral storage. The WC is accessible separately from the landing, though is adjacent to and could be knocked through into the bathroom if preferred.

Up to the second floor and another large double bedroom is flooded with natural light via a substantial Velux window and a second window on the gable end which benefits from far-reaching views across Bolton. The eaves/loft storage room on this floor gives further practicality by providing additional storage space.

Outside Space, Garage & Cellar

In addition to the walled front garden, there is a spacious artificial lawn to the rear of the home which is the roof to the garage below, and is a true suntrap too, due to its south-facing orientation.

The cellar is accessible via the kitchen. It provides a substantial amount of storage space and gives internal access to the large double garage with electric roller shutter doors, which open onto the back street. The garage provides secure parking while also offering a vast amount of extra storage space. It would be highly suitable for somebody who requires a workshop, perhaps if you want to convert it to accommodation or an alternate lifestyle use (subject to consents). Whatever your preference, the garage together with cellar provides a huge 786 sq. ft space which is a great addition to an already generous home.

Location

Astley Bridge is one of Bolton's most popular residential areas, offering a great balance of convenience and community. The property is within walking distance of an excellent range of local amenities, including independent shops, cafes, pubs, and restaurants, as well as larger supermarkets and local retail parks. Families benefit from a selection of local schools within walking distance, while outdoor lovers can enjoy nearby green spaces and scenic walks, such as those at Moss Bank Park and the surrounding countryside. Commuters are well served with quick access to Bolton town centre, the A666 for connections to the motorway network, and rail links via Halli'th Wood train station to Manchester and beyond.

Key Details

- Tax band: B
- Tenure: Freehold
- Heating: Central heating with radiators
- Boiler: Gas boiler, located in the cellar
- Loft: Converted with an eaves storage room

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.

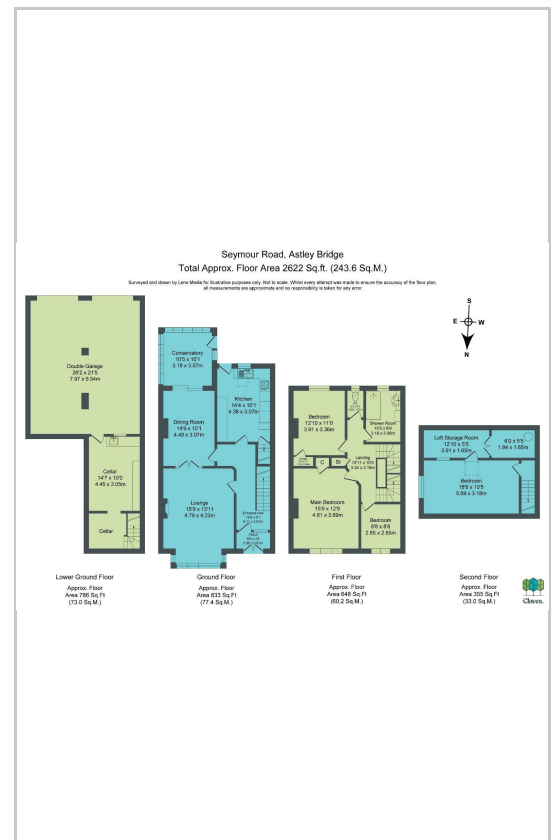
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Area Map



Floor Plans



Energy Efficiency Graph

