



## Vale Street

Bolton, BL7 0EB

£645,000



Boasting a very private plot with a large, gated drive, double garage and mature gardens to both front and rear, this detached property in the quiet and scenic setting of Vale Street in Turton Bottoms is an excellent choice for spacious family living.

A brief overview of the ground floor accommodation includes an entrance hall, large kitchen-diner, utility, downstairs WC, and four separate reception rooms. Upstairs a large central landing connects the four bedrooms, two of which have en-suites, and the family bathroom. One of the bedrooms is currently used as an upstairs lounge and was originally two bedrooms which the current owners have knocked through to create one large room.





Living Space

The home welcomes you into a spacious entrance hall with feature staircase that leads to an equally spacious landing. As soon as you step inside the excellent condition of the interiors are evident. It's clear this property has been much loved home!

The abundance of living space makes it particularly suitable for satisfying the demands of modern family life. With the four reception rooms plus the huge kitchen-diner, there's a great amount of space for even the largest of families.

The main lounge is a great size of approximately 6m x 4m, with a contemporary floor to ceiling window that overlooks the mature trees, shrubbery, and colourful beds within the landscaped garden. A stone detailed fireplace holds the centre of the room here, housing a gas fire which together create a homely and traditional feel.

Within the well-presented kitchen is a range of high-quality integrated appliances, including a Neff double oven and four-ring induction hob with extractor, Siemens dishwasher, plus an integral fridge-freezer and stainless-steel sink with chrome mixer tap. While the kitchen offers scope for modernisation if desired, it is found in excellent condition.

Next to the large kitchen-diner is the dining room, which like the main lounge, has a lovely outlook onto the greenery of the back garden through a large floor to ceiling window. The dining room provides versatility in use since the dining area within the kitchen-diner is perfectly suitable for a large dining table owing to its very generous size. Hence the dining room would alternatively be suitable for use as a playroom or snug.

Also on the ground floor overlooking the front lawn are two further reception rooms which again add versatility and practicality for family life. One of them is currently a second dining room, and the other a sitting room. These rooms would alternately suit use as a home office or study, and perhaps a TV room for the kids. One of the most attractive aspects of this home is the potential and versatility it gives for family living – you must see it in person to truly appreciate the space on offer!

Situated off the kitchen is the utility, which features more storage and worktop space, an extra sink, and plumbing for the washer/dryer. It also has external access, making it a handy feature for keeping wet paws and muddy boots after strolls in the surrounding countryside.

Bedrooms & Bathrooms

The excellent condition and spacious proportions continue upstairs, which are immediately noticed with the large landing above the feature staircase.

The master bedroom is a large double with en-suite which the current owners have recently refurbished and installed a comprehensive range of contemporary fitted wardrobes. The en-suite is also a good size with fully tiled walls. The three-piece suite comprises a large walk-in shower with glass façade and contrast tiled surrounds, matching grey vanity basin with integral storage, and WC.

The second bedroom is also a good sized double and benefits from fitted wardrobes and a two-piece shower room. The third bedroom is currently used as a music room and library. As mentioned prior, the current owners knocked through two of the original bedrooms to create one huge room which is currently used as a lounge, this also benefits from fitted storage, and this room could easily be used as a very large double bedroom.

Continuing the spacious proportions, the family bathroom is large enough to accommodate a four-piece suite with plenty of floor space to spare. The four-piece suite includes a bath, wash basin and WC, and a walk-in shower. Like other parts of this generous home, this room offers exciting opportunity for modernisation, though is presented in superb condition.

Outside Space

This property benefits from arguably one of the most private plots within the well-established and sought-after development. The row of mature trees along the front boundary create this privacy while adding to its attractive kerb appeal surrounded by lush greenery.

The front lawn is a suntrap and perfect for lounging or socialising with loved ones. To the rear the garden is landscaped and very well cared for, with two large patios surrounded by beds and borders that are full of mature plants, shrubs and small trees. It's a beautiful garden for those who enjoy the feeling of being close to nature. It even has its own rockface!

On a practical note, the double garage with electric doors gives heaps of space for external storage and parking cars if desired, and the large, gated driveway provides more space for private parking.

Location

Turton Bottoms is a quaint and picturesque area between Edgworth and Chapeltown, providing a unique lifestyle which benefits from a real countryside feel while having all the amenities you'd ever need within a few minutes in the car, or a quick stroll if you enjoy walking!

Edgworth and Bromley Cross offer a variety of amenities, from independent shops, mini supermarkets, cafes, restaurants and pubs to well-regarded schools and leisure facilities. Bromley Cross train station is also just 2 miles from the property, which gives direct access to Manchester city centre.

This location is particularly attractive if you enjoy spending time outside. Both the Wayoh and Entwistle reservoirs and Jumbles Country Park are on your doorstep. There's even a path at the end of the street that takes you straight to Jumbles Country Park, plus countless trails across the nearby Pennines.

Specifics

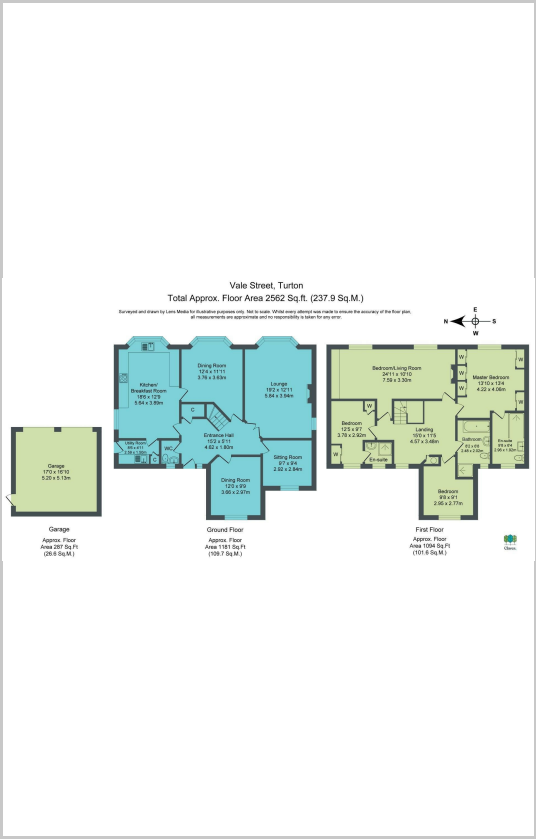
- The tax band is G.
- The tenure is freehold.
- There is gas central heating with a boiler and Megafllo tank system.

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.

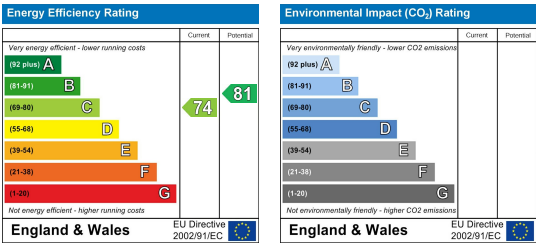
Area Map



Floor Plans



Energy Efficiency Graph



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