

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

839 Belmont Road, Bolton, BL1 7BU

Welcome to 839 Belmont Road...A mid-stone cottage, set in Belmont Village surrounded by open countryside and stunning views. Briefly comprising of a lounge, dining room, kitchen, two spacious bedrooms, modern three-piece bathroom and an attic room. Externally, this property benefits from both front and rear gardens and an outhouse. Ideally located close to Belmont Village and Astley Bridge this property is nearby to local pubs, restaurants, supermarkets, local shops and the picturesque countryside, perfect for outdoor pursuits.

A Closer Look...

Step into the welcoming entrance vestibule and kick off your shoes before entering the lounge. The spacious lounge features a fireplace for an electric fire, creating a cosy focal point, while the front-facing window enjoys beautiful countryside views. Continue through to the dining room, where wooden flooring gives a cottage-style feel and excellent storage is provided, including a fitted cabinet and an under-stair cupboard. The kitchen is fitted with a range of white wall and base units, complemented by wood-effect worktops and a tiled splashback. Integrated appliances include a dishwasher, fridge freezer and a NEFF electric hob with combi oven and microwave. A composite side door provides access to the rear garden.

Bed and Bath...

Upstairs, you will discover two generously sized bedrooms, a stylish three-piece bathroom and access to the versatile attic room. The master bedroom is positioned to the front of the home and enjoys stunning countryside views, along with fitted storage cupboards. Bedroom two overlooks the rear and also benefits from built-in storage, as well as impressive views across the Wilton quarry one. The contemporary three-piece bathroom is part-tiled and comprises a vanity wash basin, WC with enclosed cistern, heated towel rail and a bath with both overhead and handheld shower fittings. A further staircase leads to the attic room, a practical and easily accessible storage area that features a large Velux window that fills the space with natural light.

Outside...

The rear garden boasts a spacious patio area, ideal for outdoor furniture and entertaining, along with ample space for gardening. A further benefit is the versatile outhouse, which could be used for a variety of purposes including storage, a home office or even a gym, benefiting from both lighting and electric. A side gate provides convenient access through to the side street, while to the front of the property there is a low-maintenance garden.

Out and About...

The property is situated on Belmont Road, and really does give you the best of both worlds. Being on the fringes of the West Pennine Moors you have some beautiful local countryside on your doorstep so it's boots on and you're in the great outdoors! You'll find plenty of beautiful country walks in any direction from the property – perfect to stretch your legs before stopping in at the local pub, The Wilton Arms, for a drink or meal. For convenience, if you journey a few minutes down the road, you have a huge range of shops to hand including supermarkets, restaurants, pubs, hairdressers, dentists and so much more... The area is close to well-regarded local schools at all levels. If good transport links are a priority, you have the M61 motorway network along with local bus routes located within close proximity.

£225,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Mid Stone Cottage
- Stunning Countryside Views
- Lounge
- Dining Room
- Kitchen
- Two Well-Proportioned Bedrooms
- Three Piece Bathroom
- Attic Room
- Rear And Front Gardens
- Outhouse

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Front Elevations



Entrance Vestibule



Lounge





Dining Room



Kitchen





Feature Photo



First Floor Landing



Master Bedroom



Views



Bedroom Two



Three-Piece Bathroom



Attic Room



Rear Garden





Outhouse



Aerial Photos And Surrounding Area



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property