Claves.

Charlotte Street

Bolton, BL7 0ES

Offers over £365,000

3 1 2 C

If you are looking for a quaint cottage in a quiet location that is ready to move into with the added benefit of private parking and a lovely garden, this deceptively spacious three-bedroom mid-terraced with basement conversion and beautifully presented interiors could be for you. The accommodation includes a country kitchen with island, a large living room with garden access, a versatile converted basement, three well-proportioned bedrooms, a family bathroom, and a large loft with scope for conversion if desired (subject to regulations).

Character & Lifestyle

This cottage is immaculately presented with premium touches that blend modern living with period cottage features. The property benefits from several recent upgrades including a solid oak front door, solid pine flooring, new carpets and Farrow & Ball paint throughout, to name just a few. It is clear this home has been loved and will undoubtedly make a fantastic home for working professionals, young families and couples, and those looking to downsize. The countryside village location gives easy access to beautiful scenery while having excellent connectivity.

Living Space

Enter the home via a vestibule with character tiled flooring and the kitchen welcomes you inside with a charming countryside style. It is finished to a high standard with a marble island that takes centre stage while making it an attractive social space. Integrated appliances include a fridge-freezer, washing machine, dryer, dishwasher, and a traditional Rangemaster cooker which complements a white ceramic sink with chrome tap, as well as the cast-iron ironmongery fittings. The current owners have also installed panelling and hooks to form a dedicated area for coats and shoes, adding to the practical appeal for everyday life.

Through a set of solid oak and glass panelled double doors, the living room invites you to enjoy views onto the garden and neighbouring leafy-green outlook. Due its large size, the living room comfortably accommodates both the sitting and dining area, and its focal point is a beautiful limestone fireplace with a stunning deep red log burner. French doors onto the rear garden allow that desirable indoor-outdoor living during the summer months, and a large arched window with stained glass gives a nod to the period character while pouring in plenty of natural light.

From the entrance vestibule is access to the basement room which has been converted to retain its character while featuring contemporary style, showcasing a characterful arched ceiling and a light well that gives a splash of natural light. This space is highly versatile and could serve as a home office, playroom or children's lounge, a home cinema, gym, or a combination!

Bedrooms & Bathrooms

Upstairs the neutral cottage character continues... The master bedroom is a very generous double and features wall panelling behind the bed, as well as an original stone fireplace that adds a refined rustic touch. The second bedroom is also a good-sized double with fitted modern wardrobes, and the third bedroom is an ideal children's nursery, guest room or home office.

Within the well-presented contemporary family bathroom is a three-piece suite comprising bath with shower over and tiled surrounds, wash basin and WC, in addition to a chrome heated towel rail, substantial amount of fitted storage, and mirror with inset lighting.

Outside Space

In addition to the private parking space off the cobbled lane, which is large enough to also accommodate a log store and place for the bins, the property is complete with a quaint cottage garden that has a pleasant green outlook. The garden is well-kept with a lawn and substantial stone flagged patio, giving a lovely spot to enjoy summer days.

Location

Situated on a cobbled lane perpendicular to the main street through Chapeltown, this location is very quiet and quaint. However, it is also well connected and not too far removed from transport links and the conveniences of modern life, allowing you to enjoy a countryside village lifestyle without sacrificing practicality.

With miles of picturesque countryside right on the doorstep, residents are spoilt for choice when it comes to scenic walks and outdoor pursuits. Wayoh and Entwistle Reservoirs are firm favourites amongst locals, as is Jumbles Country Park, while the wider West Pennine Moors offer an abundance of trails for those seeking something more adventurous.

The nearby village-style locations of Edgworth, Bromley Cross, Egerton, and Harwood provide a further selection of amenities, including cafés, independent shops, country pubs, and restaurants, while just a short stroll away in Chapeltown is the well-regarded Chetham Arms. The property is well positioned for family life being in the catchment area of Turton High School, with Edgworth Primary School in walking distance too.

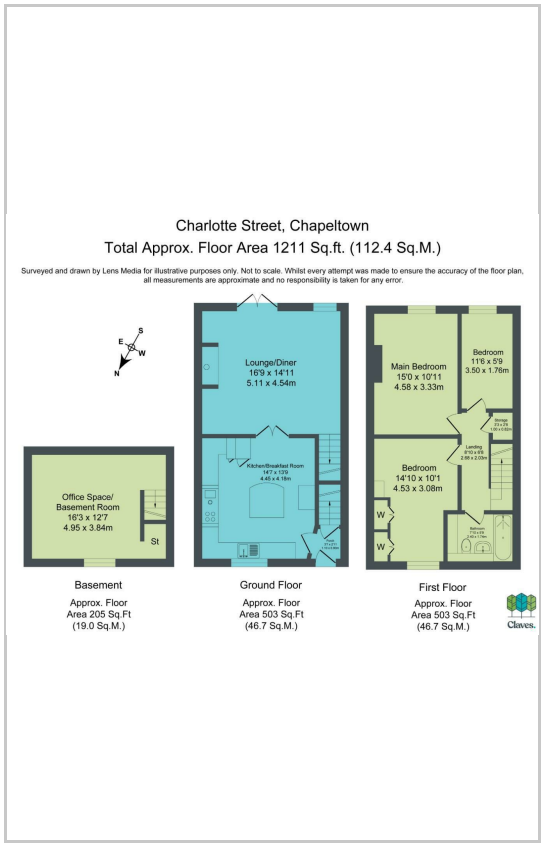
Chapeltown is also well connected for transport links, with the A666 providing direct access to the national motorway network to both the north and south, and Bromley Cross train station offering direct routes into Manchester and beyond.

Key Details

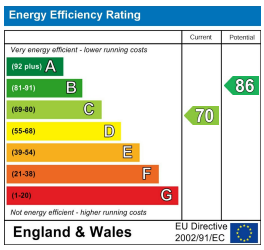
Tax band: C
Tenure: Leasehold
Ground rent: N/A
Lease term: 999 years from November 1855
Energy rating: 70/C, considered good and higher than average
Heating: Gas boiler and radiators
Boiler: Combi, located in one of the bedrooms, installed approx. 3 years ago as of writing
Water: On a meter
Loft: Part boarded with ladder
Misc: Please note the private parking space across the street is on a separate title

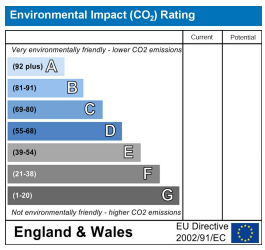
Area Map

Floor Plans



Energy Efficiency Graph





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