Albert Road West

Bolton, BL1 5HW

Offers over £1,100,000

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Fine & Country are proud to launch to the market this impressive and substantial period residence combining elegant original character with beautifully considered modern additions, set within generous, private gardens and approached through electric gates.

This distinctive family home immediately creates a sense of grandeur, with its handsome red-brick elevations, tall windows and attractive architectural detailing. Internally, the accommodation is equally impressive, offering a superb balance of generous reception space, contemporary family living and individual period features.

The ground floor provides a series of spacious and versatile living areas, complemented by a stylish kitchen and extended living/dining spaces that connect particularly well with the gardens, not to mention the added benefit of a second fitted kitchen. Large windows and glazed doors bring an abundance of natural light into the home while creating an excellent relationship between the interior and outside entertaining areas.

Ground Floor Layout

The ground floor provides an impressive combination of traditional character and modern family living, with a series of generously proportioned reception rooms offering considerable versatility.

A particularly impressive addition is the extended kitchen and dining area, designed as a bright and sociable heart to the home. The Nolte Kitchen features stunning glass worktops, integrated NEFF Ovens, Dishwasher and induction hob with the additional freestanding Samsung Fridge Freezer and Stainless Steel Sink. The extension features vaulted ceilings with Velux roof windows, allowing natural light to flood the space, while extensive glazing and bi-folding doors create a strong connection with the gardens and adjoining terraces. There is ample space for both dining and informal family living, making this an excellent everyday and entertaining space.

A further unusual and highly practical feature is the second kitchen positioned towards the rear of the property. This provides valuable additional preparation and storage space and is particularly useful when entertaining, for larger families or potentially for multi-generational living. The bespoke built kitchen comes with integrated NEFF Double Oven, 5 Ring NEFF Gas Hob and quartz worktops.

Just off the second kitchen is the modern downstairs W/C featuring crisp white metro-style tiling, contemporary sanitaryware and polished chrome fittings. A decorative feature sash window and carefully considered detailing add character, creating a bright and sophisticated space.

Elsewhere, the ground floor retains the scale and character expected of a substantial period residence, with elegant reception spaces, tall ceilings and large, sash windows creating bright, well-proportioned rooms with the open plan lounge diner featuring a log burner, perfect for cold, winter months. The combination of the original accommodation and later extensions has created a home that offers both formal and relaxed living areas, allowing different generations of the family to enjoy their own space while retaining excellent areas in which to come together.

Towards the rear of the house, you will find the superbly equipped home gym, offering a generous and versatile space for a comprehensive range of workouts. The room benefits from excellent natural light, mirrored walls and a wall-mounted television, creating a practical yet stylish environment for home fitness. With ample space for a variety of equipment, it provides an impressive private wellness facility within the home.

The ground-floor accommodation flows naturally towards the rear gardens, where the extensive terraces provide a continuation of the entertaining space during the warmer months.

First Floor

The first floor continues the impressive sense of space and character found throughout the property, arranged around a substantial landing with the attractive staircase forming a central architectural feature.

This level provides a selection of four generously proportioned bedrooms, each benefiting from the scale, high ceilings and large windows associated with the original period property. One of the bedrooms enjoys the added benefit of its own well-appointed en-suite facilities, providing an excellent guest or secondary bedroom suite.

The remaining bedrooms are served by a particularly spacious five-piece family bathroom, providing excellent facilities for a larger family.
An unusual and highly practical feature of the first floor is the large utility room, offering valuable additional space for laundry and household storage and helping to keep these everyday functions separate from the principal living areas below.

The accommodation offers considerable flexibility for family life, with bedrooms equally capable of being utilised as guest rooms, children's rooms or dedicated home-working space if required.

From the landing, the staircase continues to the upper floor and the property's exceptional principal suite, creating a wonderful sense of separation and privacy from the remaining bedroom accommodation.

Upper Level

The second floor is dedicated to an impressive principal bedroom suite, creating a private retreat away from the main family bedroom accommodation below.

The principal bedroom itself is exceptionally spacious and full of character, with vaulted ceilings and exposed structural detailing adding to the individuality of the room. A particularly attractive feature is the beautifully designed bay-style seating area, where extensive glazing creates a light-filled space to relax and enjoy views across the surrounding gardens.

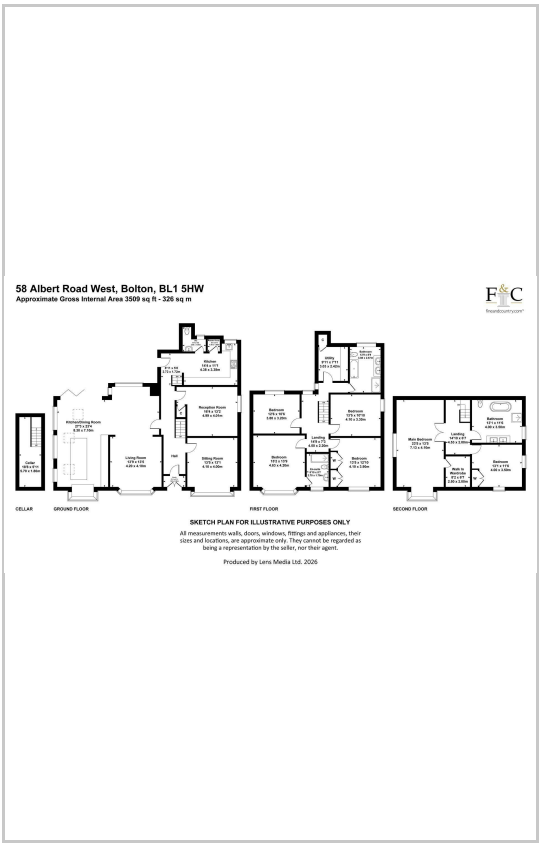
Adjoining the bedroom is a substantial walk-in wardrobe/dressing room, providing extensive fitted storage. An additional room is currently utilised as a further dressing room, although its proportions and position offer excellent flexibility and it could equally serve as a nursery, private study or occasional bedroom if required.

Completing the suite is a luxurious and generously proportioned five-piece bathroom, beautifully appointed with a freestanding bath, large walk-in shower, twin wash basins and contemporary fittings and underfloor heating.

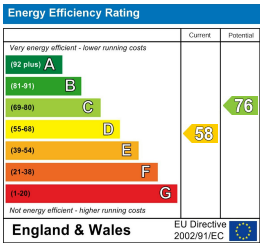
Occupying the upper level of the house, the entire floor has the feeling of a self-contained private suite, combining generous proportions, excellent storage and luxurious bathroom facilities to create an impressive principal bedroom arrangement.

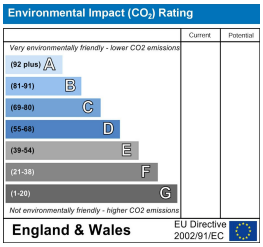
Area Map

Floor Plans



Energy Efficiency Graph





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