



Chapeltown Road

Bolton, BL7 9AW

Offers over £350,000



Offering spacious and airy rooms throughout, this extended three bedroom semi-detached home is positioned on the prestigious Chapeltown Road, with the amenities of Bromley Cross conveniently just a hop skip and jump down the road.

The property is presented to a good standard with a fresh, bright and airy feel. And also benefits from a brand new en-suite to the master!

In summary, downstairs the property briefly comprises a roomy hallway, a large open plan reception area with three sections including a day lounge, dining room, and snug/additional sitting area, plus an equally spacious kitchen-diner. Upstairs are three well proportioned bedrooms, a converted loft with skylight window, and family bathroom. This attractive family home also benefits from an integral garage, double drive, plus a good sized and low maintenance garden to the rear.



The Living Space

Turn into the double drive, step outside and you're welcomed through a handy porch and into the roomy hallway connecting the downstairs living spaces. The large open plan reception area sits to the left of the hallway and spans from front to back which creates a brilliant bright and airy ambience with an abundance of natural light. The lounge aspect is positioned to the front with a feature chimney breast, the dining aspect in the centre, and a second sitting area sits to the rear with French doors opening onto the back garden – a lovely spot to sit on warm sunny days and enjoy a cool summer's breeze. This large open plan room provides plenty of space for the whole family.

The kitchen-diner certainly does not disappoint when it comes to the space on offer either – it's a great size! There is so much potential here. It would be fantastic to install bifolds across the whole rear elevation and create that much sought-after modern kitchen. Due to the copious amount of space created by the extension, this kitchen could be absolutely stunning! Picture a top quality finish with an island and all the bells and whistles. A convenient aspect about this kitchen layout is the back door which leads outside and to another external door into the garage, meaning the garage could be easily used as a utility space too.

Bedrooms & Bathrooms

Upstairs are three well proportioned bedrooms ideal for family life. The master is a very generous size with fitted furniture and a recently installed modern en-suite, comprising a freestanding tub, walk-in shower, wash basin and WC, with a trendy finish and tiling to the floor and walls.

The other bedroom at the rear is also a good sized double, and there are stairs from this room into the converted loft space. It would be a brilliant room for a teenager who can have their own private 'chill out zone' in the loft! Alternatively the stairs could be reconfigured to create a separate entrance to the loft so it is not accessed via the second bedroom. Another generous double sits at the front which benefits from lovely countryside views, and the family bathroom comprises a three piece suite including bath, wash basin and WC.

The Outside Space

No.119 boasts a great back garden, which is spacious yet low maintenance! The landscaped garden benefits from several sitting areas ideal for al fresco dining and relaxing in the sun with family and friends. And the decking at the top is sue to be sun trap late into the evening during summer months.

Sought After Location

This appealing property is located in one of Bolton's most sought-after areas. And it's no surprise this location is so sought after, a quiet spot with plenty of greenery nearby, while benefitting from being in walking distance to a choice of local schooling, transport links and a variety of shops and all the amenities you'd need.

For those who enjoy the great outdoors, this property is placed on the fringe of the West Pennine Moors and close to stunning countryside, including Jumbles Country Park. This location is perfect for country walks and a variety of outdoor pursuits, plus nice country pubs, cafes, and eateries to refuel after finishing your countryside strolls.

Services & Specifics

We are advised:
The property is leasehold with a ground rent of £2 per annum and a remaining term of 891 years, as of 2023.
The tax band is D.
The property is heated via gas central heating with a Baxi combi boiler located in the garage.

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

