



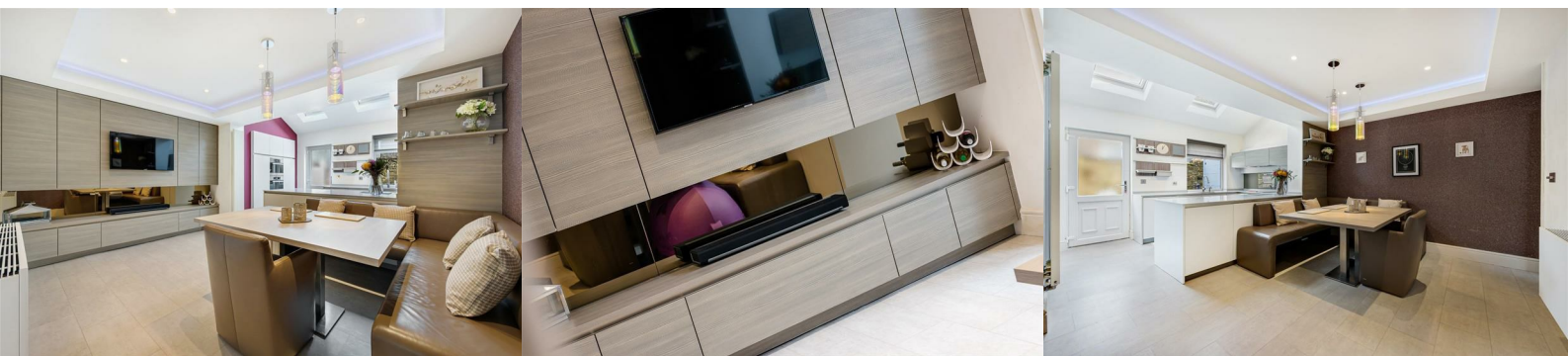
High Street

Bolton, BL7 0ER

Offers around £275,000



Situated in the quaint village of Chapeltown surrounded by scenic countryside, this extended and renovated mid terraced stone cottage is finished to a high-quality standard throughout and is presented in immaculate condition. A brief overview of the accommodation includes a fantastic open plan living space to the rear which comprises the kitchen and dining/social area, a traditional front lounge, three bedrooms, and a family bathroom. A house like this with such a premium modern finish while retaining that homely cottage feel is rare to come by! You really can just move in, unpack, and enjoy.



The Living Space

A traditional entrance vestibule welcomes you into the home and leads into the front lounge, where window shutters immediately give that country cottage aesthetic, while a contemporary feature fireplace gives a nod to the recent refurbishment. The décor here is fresh and neutral, complementing the bright and airy feel. Besides the chimney breast is a range of fitted shelving and cabinetry, providing handy storage.

Through to the rear and the home opens into the impressive open plan living space which is both practical and stylish alike... A modern recessed ceiling with inset lighting adds a trendy finish to the dining and social area while complementing the modern media wall. The media wall gives plenty of storage space while again bringing a notable contemporary style to the room. And the current owner has a fantastic set up with a dining table and banquette seating that matches the décor just perfectly, which is available to purchase upon separate negotiation if desired.

Within the extended aspect of the downstairs living space is a top quality SieMatic kitchen, fitted with a range of premium integrated appliances, including a full length Miele fridge, oven and steam oven, Neff freezer and induction hob with extractor hood, plus an integrated washer and dishwasher. A stainless steel sink is seamlessly set within the Corian worktop, with a multifunctional chrome swan neck mixer tap, plus a Quooker tap too! Everything at 84 High Street is top quality and evidently well cared for – perfect and easy to move into. The vaulted ceiling and Velux windows within the kitchen create that desirable bright and airy ambience and again add to that premium modern style.

Before we head upstairs, a practical element of this lovely home is the large understairs closet which provides plenty of extra storage space for all your bits and bobs to be kept out the way.

Bedrooms & Bathroom

Its no surprise the bedrooms and bathrooms upstairs are also found in pristine condition and are fitted out with trendy comprehensive furniture. The master bedroom is a substantial double and benefits from a range of fitted wardrobes, drawers, and dressers – modern white fronts add a contrast to the oak effect frames and bed headboard while continuing the fresh, bright feel. The two other bedrooms are equally well presented, with the third bedroom also benefitting from a range of modern fitted wardrobes.

Like the social space downstairs, the family bathroom features trendy recessed ceiling lighting, plus a large wall mirror, textured wall tiling and wood effect floor which together create a boutique, stylish finish. The three-piece suite comprises a bath with Hansgrohe shower, vanity basin with Hansgrohe taps integral storage, and WC.

The Outside Space

An easy maintenance Indian stone yard to the rear of the property provides a private spot to spend some quiet time outside during the warmer summer months, and not dissimilar to the interiors this is found well-presented... A nice spot to enjoy a morning coffee and soak up some sun on warm summer days.

The Location

Situated in the quiet village of Chapeltown in North Turton, this is a fantastic location for those in search of a quieter lifestyle without being too far removed from the convenience of neighbours and daily amenities.

With miles of picturesque countryside on your doorstep, you are spoilt for choice when it comes to lovely scenic walks and outdoor pursuits. The Wayoh and Entwistle reservoirs are favourite spots amongst locals, Jumbles Country Park too, and the wider West Pennine Moors offer plenty more trails for those looking for something a bit more adventurous.

The nearby areas of Edgworth, Bromley Cross, Egerton and Harwood provide a further selection of village amenities, from cafes and independent shops to country pubs and restaurants, and just a hop skip and jump down the street in Chapeltown is the Chetham Arms.

Chapeltown is also well connected for transport links, with the A666 leading directly to the national motorway network, and Bromley Cross train station provides direct routes into Manchester.

The Specifics

The tax band is D.
The tenure is freehold.

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.

Claves.

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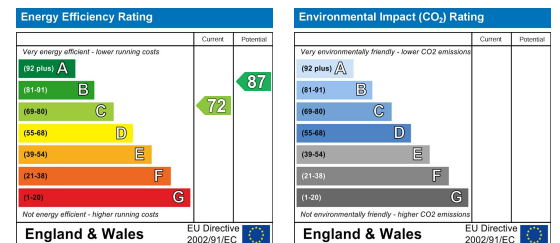
Area Map



Floor Plans



Energy Efficiency Graph



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