



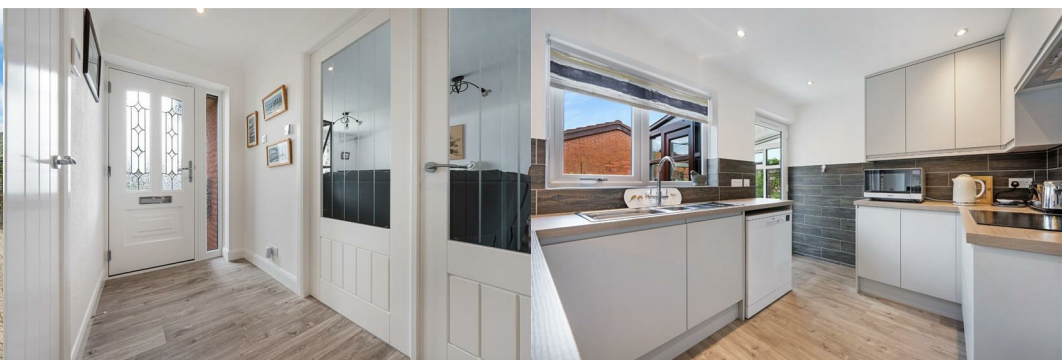
## Chelwood Close

Bolton, BL1 7LN

**Offers around £375,000**



This detached true bungalow has been meticulously refurbished throughout, creating a home that combines modern comfort with practical single-level living. Sat on the quiet cul-de-sac of Chelwood Close, it offers a harmonious balance of style and function, with open-plan living, landscaped gardens, and abundant parking. Ready to move straight into, it is an ideal choice for those seeking a turn-key home in a well-connected yet tranquil setting.



Living Space

The entrance hall and central corridor form the heart of the home, leading into an inviting open-plan lounge, kitchen and dining space. Stylish contemporary light fittings complement the clean lines of the refurbishment, while a dedicated shoe and coat cupboard provides everyday organisation.

The dining area opens directly onto the rear garden via French doors, creating a seamless transition for summer entertaining and relaxed daily living. The adjoining kitchen has been thoughtfully designed and fully fitted with integrated appliances including fridge, freezer, sink and drainer. A Neff induction hob with extractor and striking tiled splashbacks is paired with a double oven and grill, making the kitchen as practical as it is stylish.

To the rear, a compact conservatory/porch currently serves as a utility space, housing both washer and dryer, ensuring laundry tasks are tucked neatly away from the main living areas.

There is also a large cupboard in the hallway housing the boiler and affording plenty of additional storage space.

Bedrooms and Bathrooms

Three bedrooms provide flexibility for family life, visiting guests, or working from home. The master suite is fitted with sleek sliding wardrobes and benefits from its own private three-piece shower en-suite which is fully tiled, offering a calm and comfort at the end of the day.

The second bedroom is generously proportioned, while the third bedroom is currently used as a home office with an integrated cupboard suitable for wardrobe space or extra storage – it is a versatile option for those balancing work and home life.

The main bathroom is a smart modern design which is fully tiled and with a large walk in shower, WC and large vanity basin with integral storage.

Outside Space

The property enjoys a generous plot with excellent kerb appeal. Two driveways, one at the front to the left at the rear on the right, providing extensive parking and easy access for a caravan or motorhome, complemented by a well-maintained lawn and mature planting. The detached garage, complete with electric door, offers secure storage and further practicality.

To the rear, the landscaped garden has been carefully tended, featuring a neat lawn bordered by established flower beds. A greenhouse and garden shed provide scope for keen gardeners, while external lighting with motion sensors adds both security and convenience.

Location

The bungalow sits within a cul-de-sac offering a quiet and neighbourly environment. The location combines village-like living with excellent connections: local amenities include the much-loved “Top Shop” for daily essentials, while the retail centre at Astley Bridge is close by for larger shopping needs. For those who enjoy the outdoors, the surrounding countryside offers endless walking routes and a sense of calm just moments from the doorstep.

Recent Refurbishment

We are advised the property benefits from the following recent upgrades since 2023: new windows and external doors, new internal doors throughout, new kitchen, main bathroom and master en-suite, full rewire and new fuse box, new plumbing and radiators installed, large amounts of replastering, new alarm system and light fittings throughout, plus new high quality laminate flooring throughout.

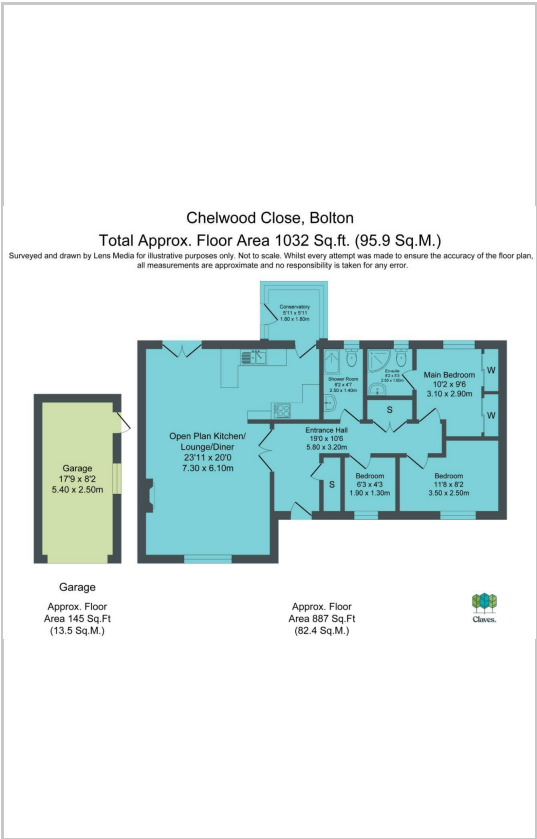
Key Details

- Tenure: Freehold
- Council Tax Band: E
- Boiler: New Baxi combi (installed Dec 2023, 10-year parts & labour warranty)
- Water: On a meter
- Boiler location: Hallway cupboard
- Loft: Part boarded
- Security: Alarm system installed

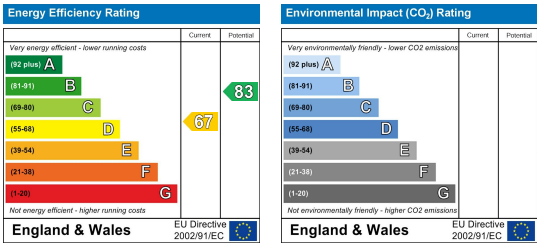
Area Map



Floor Plans



Energy Efficiency Graph



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.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.  
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk