



## Blackburn Road

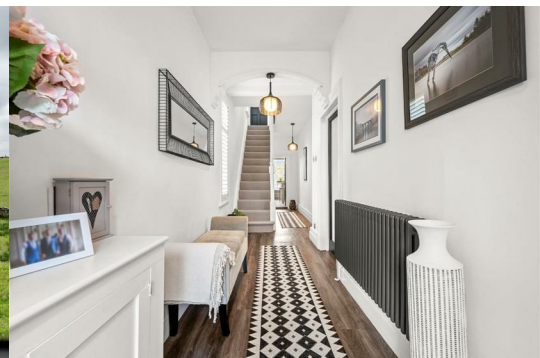
Bolton, BL7 0PL

Offers in the region of £420,000



Set within the scenic heart of Edgworth, this immaculate four-bedroom end terrace brings a unique character and stunning views. Thoughtfully designed throughout, the property offers a warm and cosy atmosphere, ideal for modern family living.

The spacious master bedroom benefits from a stylish en-suite, while the remaining bedrooms provide versatile living space. A large reception room and dining room, occupied by a modern open plan kitchen overlooking the stunning countryside views. Nestled in a peaceful setting, yet conveniently close to local amenities, countryside walks and excellent transport links, this charming home perfectly balances comfort, tranquillity and practicality.



### The Kitchen

The stunning open-plan kitchen has been beautifully finished to create a stylish and sociable heart of the home, complete with sleek quartz work tops, integrated appliances and a central island perfect for everyday living. Flooded with natural light, the space flows effortlessly into an impressive seating area where large sliding doors open to breathtaking countryside views, creating a seamless indoor-outdoor feel.

Finished with contemporary touches throughout, the kitchen combines modern elegance with everyday practicality. A separate WC adds further convenience with an additional store room / utility, while the overall layout provides the perfect setting for relaxing, enjoying the peaceful surrounding and relaxed family living.

### The Lounge

The elegant lounge is beautifully presented with high ceilings, decorative panelling and a stunning bay window with plantation shutters that fills the room with natural light. A charming log burner set within a feature stone fireplace creates a warm and cosy focal point, perfect for relaxing evenings.

Thoughtfully designed with a soft neutral finish throughout, the space offers a perfect balance of character and contemporary style. Generous proportions and bespoke fitted details add to the inviting atmosphere, making this a superb space for both everyday living and unwinding with family.

### The Dining Room

The inviting dining room offers a warm and cosy atmosphere, perfect for both family meals and entertaining guests. Beautifully presented throughout, the space features a characterful recess fireplace, creating a superb focal point to the room.

Patio doors lead directly outside, allowing plenty of natural light in while also framing lovely open views. Finished with elegant décor and generous proportions, this stylish dining area combines comfort and character to create a truly welcoming space within the home.

### The Bedrooms & Bathroom

The bedroom accommodation has been finished to an exceptional standard, combining generous proportions with stylish modern touches throughout. The impressive master suite features elegant built-in wardrobes, plantation shutters and a beautifully presented en-suite shower room, creating a luxurious and private retreat.

Each additional bedroom offers bright and versatile space, ideal for family living, guests or working from home, with selected rooms enjoying stunning open countryside views. The family bathroom is modern and well presented, complete with a freestanding bath and separate walk-in shower, offering both comfort and practicality for everyday living.

### Outside Space

Externally, the property benefits from a well-presented outdoor space with a paved seating area, ideal for relaxing or entertaining during the warmer months.

The rear aspect enjoys stunning open countryside views, creating a peaceful backdrop and a real sense of space rarely found with similar homes. To the front, there is a practical porch with seating and storage for coats and shoes etc, perfect for enjoying the surroundings and outdoor living.

The blend of traditional character and modern improvements continues seamlessly to the exterior, completing this charming and inviting home.

### Key Details

- Tax band: B
- Tenure: Freehold
- Heating: Gas boiler with radiators
- Boiler: Located in the kitchen
- Loft: Boarded with ladder and lighting
- Water: Meter

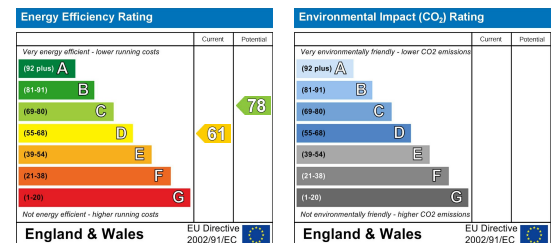
## Area Map



## Floor Plans



## Energy Efficiency Graph



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