



## Bolton Road

Bolton, BL7 0AH

Offers over £325,000



Nestled in the heart of the highly sought-after village of Edgworth, this deceptively spacious stone-built end terrace offers an impressive blend of character, modern living and stunning countryside surroundings. Extending to approximately 1,423 sq ft and thoughtfully enhanced by the current owners, the property provides versatile accommodation arranged over three floors.

A particular highlight is the superb rear extension, creating a bright and contemporary living space complete with a wood-burning stove, skylights and glazed doors that perfectly frame the breathtaking open views across the surrounding countryside. Internally, the home boasts three reception rooms, a modern fitted kitchen, three well-proportioned bedrooms, a stylish shower room and a substantial second-floor office or hobby room with extensive storage.

Externally, an attractive stone-flagged patio enjoys excellent scenic countryside views!



### Living Quarters

The accommodation begins with a welcoming reception room positioned to the front of the property, a versatile space that is currently utilised as a sitting room and enjoys plenty of natural light from the front- & side aspect windows. Tastefully presented, it offers a warm introduction to the home while retaining a cosy and inviting feel.

Moving through the property, the spacious dining room forms the heart of the home and provides an excellent space for both everyday family living and entertaining. Contemporary lighting and open staircase create a stylish focal point, while the generous proportions comfortably accommodate a large dining suite. The room also benefits from useful under-stairs storage and acts as a natural link between the front reception room and the kitchen.

The kitchen is fitted with a comprehensive range of modern wall and base units complemented by contrasting work surfaces and tiled flooring. Thoughtfully designed to maximise both storage and workspace, it offers ample room for appliances and enjoys a pleasant outlook, creating a practical yet attractive environment for day-to-day living.

To the rear of the property lies the standout feature of the ground floor – a superb extension that has created a wonderful additional living room. Flooded with natural light from skylights above and glazed French doors to the rear, this impressive space enjoys uninterrupted views across the open countryside beyond. A charming wood-burning stove set within an attractive feature fireplace provides a cosy focal point, making the room equally enjoyable during the winter months. The combination of modern styling, abundant natural light and spectacular views creates a truly special living space that seamlessly connects the home with its picturesque surroundings.

Overall, the ground floor offers an excellent balance of formal and informal living areas, providing a flexible layout ideally suited to modern family life, entertaining and relaxing alike.

### Sleeping, Bathing & More!

The upper floors provide a fantastic balance of comfortable bedroom accommodation and versatile additional living space, making the property ideally suited to growing families, those working from home, or buyers seeking flexibility for changing lifestyle needs.

The first-floor landing gives access to three well-proportioned bedrooms and a beautifully appointed shower room. The principal bedroom is a generous double room benefiting from an extensive range of fitted wardrobes, offering excellent storage whilst maintaining a spacious and uncluttered feel. A second double bedroom enjoys gable aspect views, whilst the third bedroom is currently utilised as a single room and features fitted furniture, making it equally suitable as a nursery, dressing room or home office enjoying delightful views across the surrounding countryside.

Serving the bedrooms is a stylish contemporary shower room, finished to a high standard with modern tiling and quality fixtures throughout. The suite comprises a spacious walk-in shower with rainfall showerhead, vanity wash hand basin with storage beneath, low-level WC and a heated chrome towel radiator, creating a practical yet luxurious space for everyday use.

A staircase continues to the second floor where an impressive attic room significantly enhances the overall accommodation. Extending to almost 33 feet in length, this versatile space is currently utilised as a home office and hobby room, providing endless possibilities for future owners. Characterful exposed timber beams add charm and character, whilst a gable-end window enjoys far-reaching views across the beautiful surrounding countryside. Extensive eaves storage runs along both sides of the room, providing an abundance of practical storage rarely found in properties of this style.

Together, the upper floors offer flexible and well-balanced accommodation that perfectly complements the generous living space below, combining comfortable bedrooms with a substantial additional room that can adapt to a variety of lifestyle requirements.

### Outside Space & Beyond

Externally, the property enjoys a delightful rear patio garden that has been thoughtfully designed to create a low-maintenance outdoor space ideal for relaxing and entertaining. Enclosed by attractive stone boundary walls, the patio provides ample room for outdoor seating and dining whilst making the most of the property's enviable position.

A particular highlight is the breathtaking open countryside backdrop, with uninterrupted views stretching across neighbouring fields and the surrounding landscape. Whether enjoyed from the patio, rear extension or upper-floor windows, the outlook provides a wonderful sense of space, privacy and tranquillity rarely found so close to village amenities.

Situated in the heart of the highly regarded village of Edgworth, residents enjoy easy access to a range of local amenities including shops, cafés, traditional public houses and highly regarded schools. The area is renowned for its stunning natural surroundings, with nearby reservoirs, countryside walks and outdoor pursuits all within easy reach, making it an ideal location for those seeking a balance between village convenience and semi-rural living.

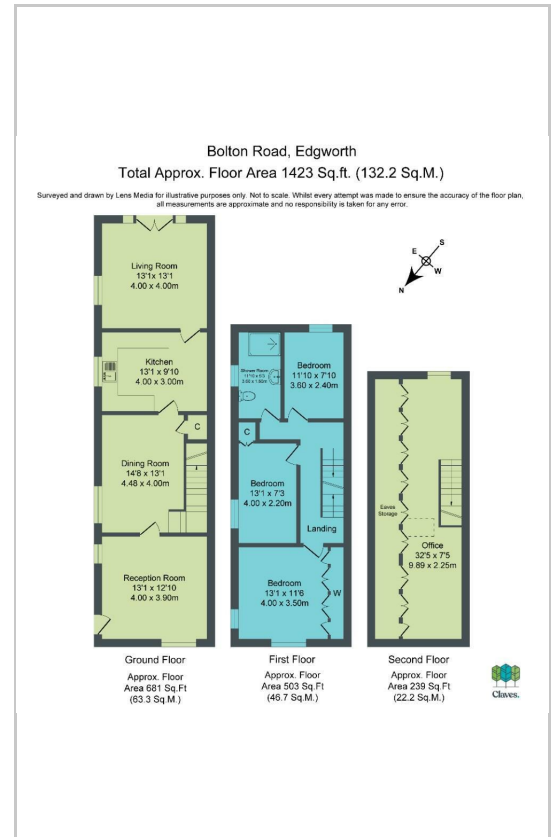
### Specifics

Tenure - Freehold  
Council Tax Band - C

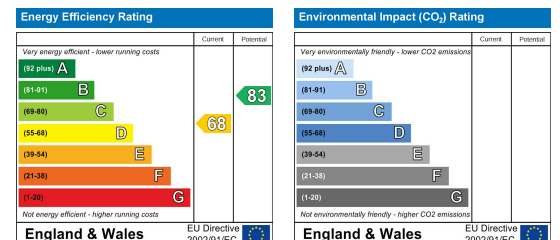
## Area Map



## Floor Plans



## Energy Efficiency Graph



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