



- Detached Family Home
- Highly Desirable Development at Chapeltown
- Lounge | Dining Room
- Kitchen
- Utility Room | Downstairs Shower Room
- Four Double Bedrooms | The Master With An Ensuite
- Four-Piece Family Bathroom
- Front and Rear Gardens | Driveway | Garage
- Fantastic Views!
- Door Step To Entwistle & Wayoh Reservoirs

## 21 Chapel Grange, Turton, Bolton, BL7 0NL

**Welcome to 21 Chapel Grange...**An impressively spacious detached family home, tucked away on a quiet and exclusive cul-de-sac in Chapeltown village with fabulous walks and open countryside virtually on your doorstep. It's extremely rare that properties come to the market on this prestigious development at Chapel Grange, and this property offers a great opportunity to put your own stamp on a home in a fantastic location. Briefly comprising of an entrance hall, lounge, dining room, kitchen, downstairs shower room, utility room, four double bedrooms including the master with an ensuite, and a four-piece family bathroom. With gardens to the front and rear, fantastic views, a large driveway and a garage.

### A Closer Look...

After parking on the driveway or in the garage, step through into the welcoming entrance hall. To your right is the spacious lounge, featuring a large bay window that allows an abundance of natural light, along with a feature gas fire. Continuing through, you will discover the L-shaped dining room with sliding patio doors opening onto the rear garden and offering peaceful views over the countryside, reaching as far as Peel Tower. The kitchen is fitted with cream wall and base units and offers space for casual dining — the perfect spot to enjoy your morning coffee. Sliding patio doors also lead to the rear garden, again enjoying the same impressive views. Integrated appliances include an electric oven, hob, extractor hood, dishwasher, fridge freezer and a stainless-steel sink. The utility room is fitted with matching wall and base units to the kitchen and benefits from provisions for a washing machine and dryer, along with access to the garage and a side door leading to the rear garden. Completing the ground floor is a handy downstairs shower room, comprising a vanity unit, WC, enclosed shower and a chrome heated towel rail — ideal for guests.

### Upstairs...

Returning to the entrance hall and heading upstairs, you will find four double bedrooms and a family bathroom. The master bedroom is positioned to the rear of the home, overlooking the garden and

enjoying far-reaching countryside views. It benefits from a four-piece ensuite comprising a bath, WC, enclosed shower, wash basin and a chrome heated towel rail. Bedroom two is also a spacious double located to the front of the home, while bedrooms three and four are both well-sized and benefit from two useful built-in storage cupboards. The family bathroom is part-tiled and comprises a WC, bidet, wash basin and a bath with overhead shower, along with a handy storage cupboard.

### **The Garden...**

To the rear of the home is a fully enclosed garden, featuring a flagged patio area ideal for outdoor furniture and with a well-maintained lawn bordered by mature hedging that provides a pleasant sense of privacy and space for gardening - perfect to enjoy in the warmer summer months. To the front of the property there is a well-kept lawn, along with a driveway and access to the garage.

### **Out and About...**

Chapel Grange is one of the most sought-after developments in North Bolton. A perfect choice for those who need to be close to the train station, want the kids to be able to walk to school and long to be on the doorstep to open countryside...with this location you have it all. Perfectly placed in the heart of the Lancashire countryside in the award winning village of Chapeltown, bordering Turton and Edgworth with Bromley Cross railway station approximately 2 miles away giving access to the National Rail Link and Manchester within a 25 minute train journey. However, the real beauty of this area lies in its tranquillity and natural charm with plenty of peaceful woods, rolling fields, moorland walks, small valleys, nature reserves, streams and reservoirs. The location is ideal for outdoor enjoyment and relaxation. Grab your boots and just a hop skip and a jump away you are at the Entwistle & Wayoh Reservoirs which opens up to stunning walks and countryside to enjoy. If you fancy dining out then you have a choice of restaurants, pubs and cafes on the doorstep too.

**£730,000**

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454 Darwen Road Bromley Cross Bolton

**Front Elevations**



**Entrance Hallway**



Lounge



Dining Room





**Kitchen**



## Kitchen



## Utility Room



## Downstairs Shower Room



**First Floor Landing**



**Master Bedroom**



**Ensuite**



**Bedroom Two**



**Bedroom Three**



**Bedroom Four**



**Family Bathroom**



**Rear Garden**





### Feature Photo



### Agents Notes

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