

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

Vale Brook View, Vale Street, Turton, Bolton, BL7 0EB

Welcome To Vale Brook View... Nestled in a tranquil setting alongside a peaceful brook, this stunning detached family home presents an excellent opportunity to purchase a beautifully positioned property with the benefit of no onward chain. Briefly comprising a spacious lounge, study, open-plan kitchen and dining area, utility room, downstairs WC, three well-proportioned bedrooms, the master with an ensuite and a contemporary four-piece family shower room. Externally, the property boasts a generous side garden overlooking the brook, creating a wonderful outdoor space to relax and unwind and a driveway and garage provide ample off-road parking. Situated in the sought-after village of Edgworth, the property is within easy reach of local shops, traditional pubs, transport links and an abundance of scenic countryside walks, offering the perfect balance of countryside and everyday convenience.

A Closer Look...

After parking on the driveway, step into the welcoming entrance hallway. To your right, you will find the spacious lounge, a bright and airy room featuring a large front-facing bay window and patio doors that flood the space with natural light while providing access to the garden. Positioned just off the hallway is a versatile study, ideal as a home office, playroom or even a guest room. The kitchen and dining area offers ample space for a family dining table and a second set of patio doors open onto the decked patio, seamlessly connecting the indoor and outdoor spaces during the warmer summer months. The kitchen is fitted with cream shaker-style wall and base units, beautifully complemented by granite worktops. Integrated appliances include a Neff double oven with warming drawer, gas hob, Neff extractor hood, dishwasher and a stainless steel sink. Just off the kitchen is a practical utility room, fitted with matching wall and base units, a stainless steel sink and space for a washer dryer. The utility room also provides internal access to the garage, while a side door leads directly outside. Completing the ground floor is a convenient downstairs WC, ideal for both guests and everyday family living.

Bedtime & Baths...

Retrace your steps to the entrance hallway, upstairs there are three well-proportioned bedrooms, including the master bedroom with an ensuite and a four-piece family shower room. The master bedroom is positioned at the front of the property and enjoys peaceful dual-aspect views, fitted furniture and an ensuite. Fully tiled, the ensuite comprises a vanity wash basin, WC, chrome heated towel rail and an enclosed shower. Bedroom two is a spacious double, while bedroom three is another well-proportioned room, currently used as a dressing room but equally suited as a bedroom or home office. The family

shower room is finished in neutral tones and fitted with a vanity wash basin, WC, bidet, chrome heated towel rail and a large walk-in shower with both rainfall and handheld shower fittings.

Outside Oasis...

Step outside into your own peaceful retreat, where the gently flowing brook runs alongside the property creating a unique feature and provides a wonderful sense of tranquillity and seclusion. The decked and paved patio areas offer ample space for relaxing, dining and entertaining during the warmer months, while additional garden areas provide opportunities for planting. To the front of the property, a gated driveway leads to the garage, providing convenient parking. The attractive stone-covered garden also offers space for additional seating, potted plants or decorative features.

The Location...

The plot is a secluded and serene spot on Vale Street in Turton Bottoms. The setting is highly idyllic and also benefits from the nearby village amenities of Edgworth and Bromley Cross, both just a few minutes in the car. In addition, the Jumbles country park is literally at the end of the road ideal for walkers and wildlife enthusiasts alike and you even have resident ducks at the side of the plot!

£485,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Stunning Detached Family Home
- No Chain
- Peaceful Brook Views
- Lounge
- Study
- Dining Kitchen
- Utility Room And Downstairs WC
- Three Well-Proportioned Bedrooms, The Master With An Ensuite
- Large Gardens
- Driveway And Garage

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External Elevations



Entrance Hallway



Lounge



Study



Open Dining Kitchen





Utility Room



Downstairs WC



First Floor Landing



Master Bedroom



Ensuite



Bedroom Two



Bedroom Three



Family Shower Room



Gardens





Gardens



Driveway And Garage



Aerial Photo



Agents Notes

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