

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.

228 Belmont Road, Bolton, BL1 7AZ

The Property...A spacious four-bedroom semi-detached home, complete with a detached annex, offering versatile accommodation. The property briefly comprises a generous lounge-diner, kitchen, four well-proportioned bedrooms, three-piece family bathroom, separate shower room, rear garden, detached annex and a large driveway providing ample off-road parking. Ready to move-in and enjoy, this property presents an excellent opportunity. Ideally situated on Belmont Road, the property is conveniently located close to a range of local amenities and transport links.

Step Inside...

Step into the entrance porch and kick off your shoes before entering the welcoming hallway, benefiting from a useful under-stair storage cupboard. Continue into the spacious open-plan lounge-diner, offering ample room for both lounge furniture and a dining table, while a feature fireplace with a log burner creates a warm and cosy focal point. Positioned to the rear of the home, the kitchen is fitted with stylish sage green wall and base units and provides access to the rear garden. Integrated appliances include an oven, hob, extractor fan and dishwasher, with additional space for a fridge freezer.

Bedtime And Baths...

Upstairs, you will discover three well-proportioned bedrooms, a three-piece family bathroom, a separate shower room and a further second-floor the fourth bedroom. The master bedroom is positioned to the front of the home and benefits from fitted wardrobes, while bedroom two is a generous double overlooking the rear garden. Bedroom three is a well-sized single and could be idea as a child's bedroom or even a home office. The family bathroom is fully tiled and fitted with a bath, vanity basin, WC and chrome heated towel rail. Located next to the bathroom, the separate shower room features an enclosed shower, adding convenience for busy family households. A further staircase leads to the spacious fourth bedroom, benefiting from fitted wardrobes and Velux windows which allow an abundance of natural light to flood the room.

Annex...

The annex offers the perfect solution for families seeking additional living space, providing a versatile detached accommodation that can suit a variety of needs. The accommodation comprises a spacious lounge, a fitted kitchen with integrated appliances, a generous double bedroom and a three-piece

bathroom. The bathroom is fitted with a bath and overhead shower, WC and wash basin, making the annex a practical space ideal for extended family or guests.

Outside...

The rear garden features a spacious patio area, providing ample room for outdoor furniture and a charming wooden home bar makes this a fantastic space for entertaining. The remainder of the garden is easy to maintain alongside space for gardening, while a pond water feature adds a peaceful and tranquil feel. An additional outbuilding provides useful outdoor storage. To the front of the property, a large driveway provides off-road parking for three to four vehicles.

The Location...

Situated close to all local amenities of Blackburn Road and transport links, close to a huge variety of amenities. From retail parks and supermarkets, to pubs, restaurants, sporting facilities and great schools, you have it all within a five-minute drive! And for those commuting, the A666 provides easy access to the motorway, while Bromley Cross Train Station and Hall i' th' Wood train station are both within walking distance..

£250,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Semi-Detached Home And Detached Annex
- Lounge-Diner
- Kitchen
- Four Bedrooms
- Three-Piece Bathroom And Separate Shower Room
- Rear Garden
- Annex
- Large Driveway
- Close To All Local Amenities

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External Elevations



Entrance Hallway



Lounge-Diner



Lounge-Diner





Kitchen



Landing



Master Bedroom



Bedroom Two



Bedroom Three



Three-Piece Bathroom



Shower Room



Bedroom Four



Annex





Annex



Annex Bathroom



Rear Garden

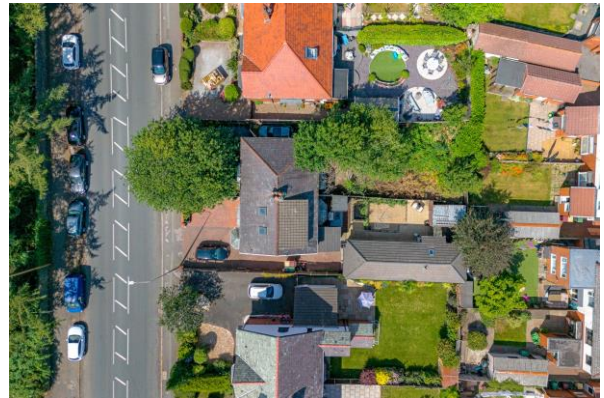


Rear Garden





Aerial Photos



Agents Notes

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