

Claves.



Belmont Road

Bolton, BL1 7DZ

£329,950



Whitehill is a unique property filled with practical rooms for your family to enjoy! It is dressed to impress and has lovely views, four bedrooms, a wonderful nursery on the doorstep, a utility, garage, sunroom... need we say more?



Welcome To Whitehill

Whitehill is a wonderful house of large proportions with a cosy family feel. Situated in a very convenient location, this home has everything a family might need, right on your doorstep... Lovely rural walks, a nursery for the kids and schools nearby, shops just down the road, easy access to Bury, Bolton and beyond... And inside, Whitehill offers fantastic family living too!

As you pull up outside the home there is a feeling of peace from its elevated position. Trees surround the front of the property - you can hear the birds tweeting away. Park up securely on the driveway or in the garage, then follow the path around the front of the house, passing the private courtyard as you go, arriving at the back where your main entrance is ready to welcome you home.

Step Inside

Enter the porch and take off your shoes and coat, hanging them up before following the wooden floor down the hallway. Pass a handy downstairs loo and take the staircase leading down to your utility room in the basement, it's a great space for your washer and dryer, keeping the family's laundry organised and out of the way of the main house. There is also internal garage access here, which gives you the option to easily bring the food shop in staying dry on a rainy day!

The Living Quarters

Back upstairs to the ground floor and continue down the hallway to discover your beautiful living room, cut out wall arches provide you with a glimpse of this cosy, comforting room. Deep green walls accentuate the roaring gas fireplace creating a warming atmosphere, with spotlights shining down, and windows beaming natural light which highlight the rooms features. There's ample space to have the family over for celebrations and plenty of room for plush furniture so you and the kids can get comfy on your movie nights!

The adjoining sunroom looks out over the front woodland and beyond, and would be a lovely spot for a brew with the newspaper on a Sunday morning. Back into the hallway and through the double doors into the open plan kitchen and dining room, with a bonus little snug area too! What an entertaining space! A large bay window looks over the front aspect with Holcombe Tower in the distance, as you lounge on your sofa you can relax with your favourite programme and take in the views. The dining area will work well for both meal times and when the kids homework must be done, with you being able to keep an eye on little ones as you cook away in the connected kitchen.

The Kitchen

With sleek white cabinets giving the kitchen a streamlined and contemporary finish, there is ample storage for all of your kitchen appliances, plus a pantry to store dried goods in too. Wood-effect countertops sit atop of the cabinets for you to food prep, with your integrated appliances on hand to help you cook with ease. There is a Lamona four ring gas hob, Neff double oven & grill, Kenwood microwave and plumbing for a dishwasher too. A back door here by the pantry leads to a small flagged outdoor area for you to peg out your washing in the summer's breeze.

The Sleeping Arrangements

When it's time for bed the family has four bedrooms to choose from. On the ground floor there is a double bedroom on the opposite side of the house to the living quarters, it has it's own en-suite too so would be great for a family member who would like a sense of independence. This bedroom is very neutral and calming, with the bathroom mirroring this with a lovely bath and rain head shower to freshen up in.

Upstairs you have three further bedrooms, the main bedroom has a twin aspect and lovely views, it feels bright and airy and has an integrated closet too. The third bedroom has an interesting structure which the kids will love! Sloped ceilings will make for great areas for the kids to make their dens, this room fits a double bed in too so is both fun and practical! Or perhaps you would like to use this room as an office? It would also be the perfect setting for a good day's work. The fourth bedroom is a small yet perfectly formed double and has a balcony accessed via the floor to ceiling sliding glass doors, a lovely setting to wind down and watch the sunset...

The main bathroom upstairs servicing these three bedrooms is dressed in a black and white marbled decor with a walk-in shower too, a fab spot for a pamper!

Your Outdoor Space

You have your own small low-maintenance haven in the courtyard at the front, the stone flagging is practical and is ready and waiting for your BBQ to be placed atop! Once you have set your garden furniture up many sunny days can be spent relaxing here with it being southeast facing. It is a great place to look out over those elevated views too- wonderful!

In A Nutshell

Having lived in the home for 33 years there are fond memories for the owner of this property- "It is such a handy spot for everything and everywhere, quiet yet friendly and it feels safe. It has worked well for the family as the kitchen diner is so sociable for when the grandchildren are over, plus there is the separate bedroom downstairs which has been most convenient for guests."

On Your Doorstep

Whitehill is situated on a popular residential development on the fringe of the West Pennine moors and close to stunning open countryside. Ideally positioned just off Belmont Road for easy access to Bolton town centre, plus it is just a short distance away from motorway links with access to the M65 through Belmont and the M61 via Bolton. You have lots of amenities close by, schools, nurseries, shops... what more could you wish for?!

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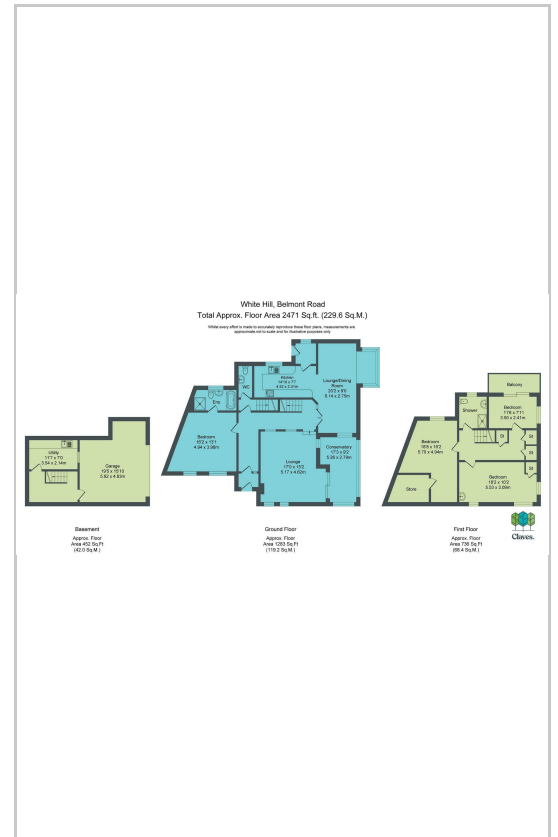
Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

