



## Tower Court

Turton, BL7 0FA

Offers around £465,000



Situated at the end of a quiet cul-de-sac in the sought-after location of Chapeltown, this contemporary four-bedroom home is an attractive choice for those seeking a village lifestyle with countryside on the doorstep, while still benefiting from easy access to the motorway network.

A brief overview of the accommodation includes an entrance hall, lounge and open-aspect garden room, kitchen and dining area, conservatory, downstairs WC, four bedrooms, an en suite, and a family bathroom. Externally, the home is complete with secluded landscaped gardens, a single garage with loft space, and private parking for two cars.



## Living Space

The living space provides an abundance of room and versatility for family life. Each area is well presented to modern standards, allowing you to simply move in, unpack, and enjoy.

The main living room is thoughtfully arranged to create two separate sitting areas, with natural light flowing in from both the front and rear of the property. The main lounge offers a cosy setting, centred around a gas-burning faux log burner, while the garden room overlooks the landscaped garden through bifold doors and provides fantastic practical appeal during warmer months, where indoor-outdoor living can be fully enjoyed.

The open-plan kitchen and dining area is located on the opposite side of the entrance hall and continues the fresh, contemporary feel. Grey shaker-style cabinetry is complemented by contrasting dark worktops and a neutral tiled floor. The range of integrated appliances includes a four-ring gas hob with extractor, electric oven, dishwasher, and sink with drainer and mixer tap, along with an allocated space with plumbing for a washing machine.

The open-plan nature of the dining area makes this a fantastic social space for both everyday living and hosting family and friends. The dining area flows seamlessly into the conservatory, which enjoys views over the garden and further enhances the appeal for indoor-outdoor living during the summer months, providing additional access to the garden.

Also on the ground floor is a downstairs WC, offering added practicality, along with space to keep coats neatly stored and out of sight.

## Bedrooms & Bathrooms

Upstairs, the four bedrooms are all well proportioned and presented to the same modern standard as the ground floor living space. One of the bedrooms benefits from a three-piece shower en suite and fitted wardrobes. The third bedroom also benefits from fitted wardrobes, while the master bedroom features a lovely Juliet balcony overlooking the rear garden. The remaining bedroom is a good-sized double with a unique design, featuring a distinctive feature window and offering excellent flexibility for family use or home working. The family bathroom is a beautifully presented modern space too, showcasing a bath with shower over, WC, and vanity basin with backlit mirror.

## Outside Space

Externally, the property benefits from a substantial landscaped garden to the rear, which is both highly secluded and low maintenance. It features an artificial lawn, a paved patio area, and a decking area with pergola, creating a variety of spaces for relaxing and entertaining. There is also useful space down the side of the property.

To the front of the home is another very private outdoor sitting area, ideal for enjoying barbeques and evening drinks on warm summer days.

## Location

Situated in the quiet village of Chapelton in North Turton, this is a fantastic location for those in search of a quieter lifestyle without being too far removed from the convenience of neighbouring villages and everyday amenities.

With miles of picturesque countryside right on the doorstep, residents are spoilt for choice when it comes to scenic walks and outdoor pursuits. Wayoh and Entwistle Reservoirs are firm favourites amongst locals, as is Jumbles Country Park, while the wider West Pennine Moors offer an abundance of trails for those seeking something more adventurous.

The nearby village-style locations of Edgworth, Bromley Cross, Egerton, and Harwood provide a further selection of amenities, including cafés, independent shops, country pubs, and restaurants, while just a short stroll away in Chapelton is the well-regarded Chetham Arms.

Chapelton is also well connected for transport links, with the A666 providing direct access to the national motorway network to both the north and south, and Bromley Cross train station offering direct routes into Manchester and beyond.

The property is well positioned for family life being in the catchment area of Turton High School, with Edgworth Primary School in walking distance too.

## Key Details

Tax band: E

Tenure: Leasehold

Ground rent: £35 per annum

Lease term: 999 years from 1994

Heating: Gas boiler and radiators

Boiler: Vaillant combi, located in the kitchen, regularly serviced

Water: On a meter

WiFi: BT fibre

Security: Alarmed

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## Claves.

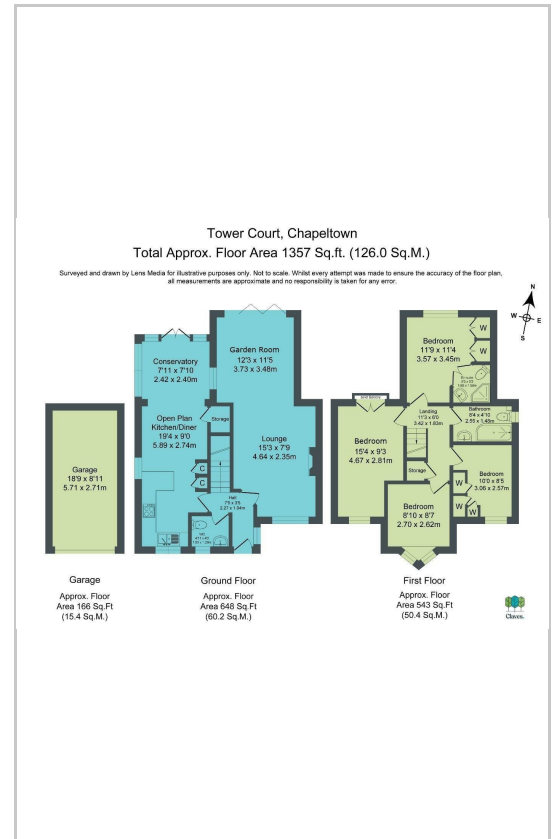
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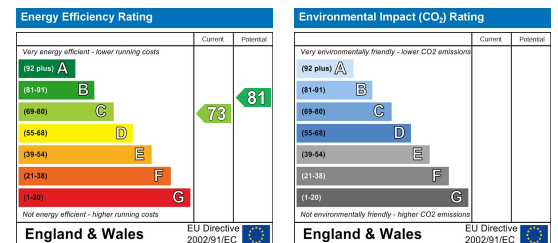
## Area Map



## Floor Plans



## Energy Efficiency Graph



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