



Vale Street

Bolton, BL7 0EB

Offers over £325,000



Situated within the highly idyllic location of Vale Street in Turton Bottoms, this deceptively spacious three-bedroom semi-detached stone property is offered in excellent condition with charming character features throughout. Before we walk through the finer details, a quick internal overview of the property includes a large lounge, kitchen, three bedrooms and a family bathroom, while externally the property benefits from a gated driveway and easy maintenance south-facing terrace.



First Impressions

Tucked away in its quiet and secluded setting with surrounding woodland and nearby trickling river, the interiors of this lovely cottage are a perfect match for its quaint location... Neutral décor with exposed stone and brick work, original oak beams, an imposing rustic fireplace with wood burning stove, this cosy cottage is oozing with character and charm. And quite unique for a property of this nature, the rooms benefit from high ceilings and generous sizes, allowing a bright and airy ambience throughout.

The Living Space

The lounge welcomes you into the home with open arms, where the neutral colours create a calming vibe while exposed stone walls and oak beams bring a rustic touch and add texture to the room. The great stone fireplace is also a fantastic use of natural materials within the interior design and adds to the cottage character; beneath the stone mantel sits a large multifuel stove that is sure to provide plenty of warmth and a cosy orange glow during colder wintry days.

Through to the rear of the cottage is the kitchen, again boasting a generous footprint and bright and airy ambience, where window shutters add to the cottage character and the beam work overhead continues. The kitchen is well proportioned and provides an opportunity for modernisation if desired, though is found in great condition, with integrated appliances including an electric oven, four plate gas hob and hidden extractor, stainless steel sink with drainer and mixer tap, washing machine, fridge, and freezer.

Bedrooms & Bathroom

The master bedroom is situated on the first floor with tranquil views through the window shutters of the neighbouring woodland canopy and the river flowing by. Boasting a generous double footprint with ample storage space via the large, fitted wardrobes, you can simply move in and unpack your bags. The master also benefits from a wall mounted TV point to enjoy lazy Sunday mornings with breakfast in bed, plus extra understairs storage space which is always handy for your miscellaneous bits and bobs. And its no surprise this room, like all the other bedrooms, is presented in excellent condition.

Pass the beautiful arched window with further exposed stonework on the landing, and on the opposite side sits the family bathroom. Recently refurbished this bathroom is found in pristine condition with a modern finish comprising trendy grey tiling to the floor and walls, and a fresh contemporary three piece suite including bath with rainfall showerhead, vanity sink with integral storage, and WC. The second bedroom is also found on the first floor next to the bathroom, with ample space for a double bed and a TV point installed too.

On the second floor, Velux windows stream an abundance of light into the third bedroom, which is super quirky and likely a kids dream! With vaulted ceilings, exposed brickwork, and heaps of character, this makes a great sized third bedroom. Or perhaps a smart and refreshing home office like the current owners use it? Either way, it's a fabulous addition to an already fabulous house, and provides choice and versatility for its lucky new owners.

The Outside Space

If you are looking for a quiet and easy maintenance spot to simply sit back and unwind in the sun, 2 Vale Street ticks that box just perfectly... In addition to the large, gated driveway to accommodate several cars, the property benefits from a terrace which is quiet, south facing and low maintenance – ideal and practical indeed! The terrace provides scope for keen gardeners to implement their own pots and beds, while giving the choice to stay low maintenance too. Picture BBQs and beers under the sun with family and friends, or perhaps a quiet afternoon enjoying a good book!

A Truly Quaint Setting

Vale Street is a truly quaint setting, a leafy green cobbled lane dotted with a mix of cottages and larger detached properties. This gorgeous semi-rural setting boasts a huge selection of scenic walks on your doorstep, from Jumbles Country Park, to the Wayoh and Entwistle reservoirs, and the West Pennine Moors a bit further afield. Pop on your boots and get your four legged friends ready – you are spoilt for choice! Despite the glorious countryside on your doorstep, the property is within close proximity of Bromley Cross train station, a choice of good schooling, as well as having the community spirit of the nearby villages of Edgworth, Chapelton, Bromley Cross, and Bradshaw, all of which provide a selection of lovely cafes, pubs, and restaurants.

Specifics

The property is freehold.

The tax band is C.

The property is heated via gas central heating with a Main combi boiler located in the kitchen.

The property is alarmed which has been serviced annually.

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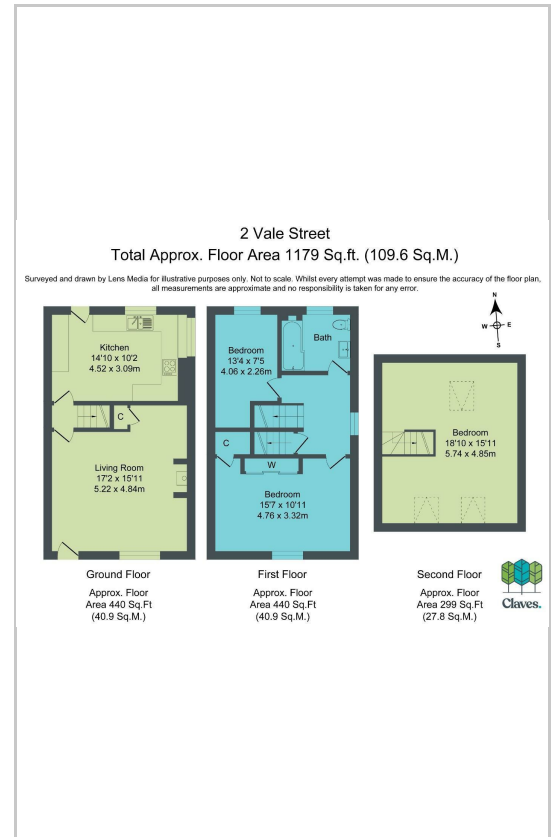
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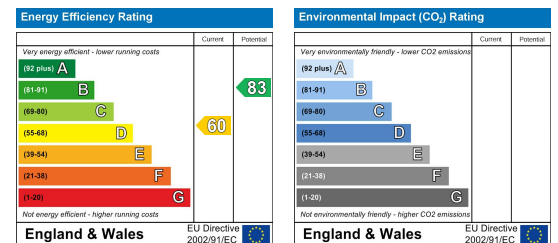
Area Map



Floor Plans



Energy Efficiency Graph



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