



Claves.



Wellington Road

Bolton, BL7 0EF

Offers around £350,000



Overflowing with traditional cottage charm and a tasteful contemporary touch, this extended 4 bed end-terraced property is simply beautiful. But don't let the cosy cottage vibe fool you, this property is deceptively spacious! Benefitting from a formal front lounge in addition to the fashionable open plan living area to the rear, comprising kitchen, dining, and social space, this home ticks all the boxes of a home which you can simply move into, unpack, and enjoy. Upstairs does not disappoint either, three of the four bedrooms are spacious doubles – all finished to an excellent modern standard – and the bathroom deserves a feature in a Country Living magazine! Want to know more? Let's take a closer look...



The Living Space

An entrance vestibule and hallway welcome you into the home and give the first glimpse of the high-quality finish throughout. To the left of the hall the front lounge invites you in, where an original chimney breast has been brought into the 21st Century with an inset plasma TV and electric fire which holds centre stage. Natural light floods in through the first of several traditional large windows, bouncing off the white walls creating a fresh, bright feel. And high ceilings with coving give a nod to the property's heritage.

The hallway opens onto the open plan living area at the rear which is every new home buyer's dream - the trendy flowing lifestyle of a kitchen with island onto a versatile space suitable for both lounging and dining. The chic country styling complements the cottage just perfectly... A multifuel burner is within another original chimney breast, fresh white walls and panelling allow a bright and airy ambience and the wood tones on the floor bring a subtle cosiness to the room.

To the rear of this space Velux windows sit within a part vaulted ceiling which streams natural light through to the kitchen below. As well as the island with breakfast bar, other notable points are the shaker style kitchen cupboards presented in a cottage grey, which complement the lighter worktops and contemporary tiled splashbacks. Integrated appliances include an electric oven with hob and extractor, and country-style sink with mixer tap and drainer.

This fabulous open plan living space is perfect for family life, and will certainly be a great spot to host dinner parties with friends too!

Bedrooms & Bathroom

A fresh, bright and airy feel continues upstairs... Boasting a spacious footprint with bespoke window shutters adding to that country feel, the master bedroom is double fronted and benefits from a walk-in wardrobe/dressing area too! Across the landing and two other bedrooms are found to the rear, with the fourth bedroom being a converted loft space - all of which are absolutely immaculate and ready to move into! The décor is to a modern standard while remaining neutral enough for your furniture to easily complement without lifting a finger.

A gorgeous deep free standing tub grabs your attention in the beautiful bathroom, which also boasts a large walk-in shower with glass facades, a his and hers wash basin, WC, and heated towel rail - all of which is lit up by a light well that pours in natural light.

Outside Space

Immediately outside the kitchen is a patio that's perfect for a breathe of fresh morning air whilst sipping your coffee. The back garden is tiered and benefits from further patios on higher levels to soak up the sun on warm summer days, while having plenty of green space too! This garden is lovely as is and relatively low maintenance too, while holding further potential for landscaping for those with the appetite to do so.

Edgworth, Chapelton & Beyond

Situated on Wellington Road between the quaint and highly sought-after villages of Edgworth and Chapelton, this gorgeous home benefits from green views to the front and rear and offers you the chance enjoy the perks of village life, while still being connected to a major town such as Bolton, with other village-like suburbs nearby such as Bromley Cross, and Egerton - all of which provide a great selection of amenities, from independent shops and cafes, to Bromley Cross Train Station, and plenty of pubs, bars and restaurants.

Edgworth itself is also home to a good selection of pubs, as well as other amenities including a pharmacy, post office, local butchers, The Barlow village hall/community centre, cricket/sports club and the reputable Holdens & Co!

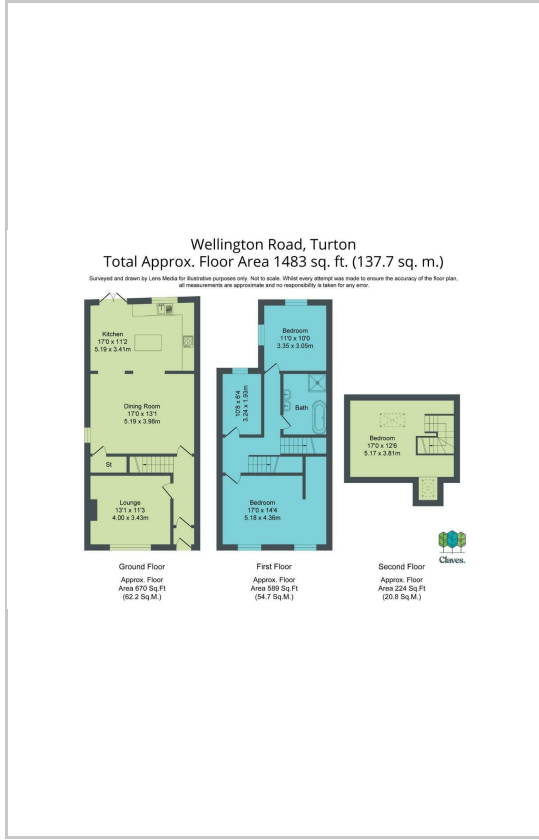
Services & Specifics

- We are advised:
- The property is tax band D.
- The property is freehold.
- The property is heated via gas central heating with a Vaillant combi boiler located in the kitchen.
- The property's services are all on mains.

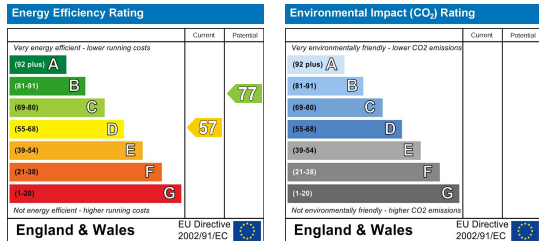
Area Map



Floor Plans



Energy Efficiency Graph



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