



South View

Bolton, BL7 8AS

Offers over £245,000



Offered with no onward chain and tucked into a quiet and picturesque corner of Belmont, this beautifully presented two-bedroom end-terraced stone cottage has a subtle contemporary finish while retaining its quaint character and charm. There is miles of countryside on your doorstep here, while still having easy access to the motorway network. The property boasts beautiful scenic views and benefits from practical aspects too, including a substantial private garden to the rear. A brief summary of the internal accommodation includes a cosy front lounge, kitchen-diner to the rear, two double bedrooms and a family bathroom.



The Living Space

The home welcomes you inside via the front lounge which immediately gives a cosy and traditional feel, where a multifuel stove sits within a chimney breast beneath an oak mantel and slate tiled hearth. The floor in the lounge is solid oak which continues the rustic country aesthetic, and the beams overhead give another nod to the property's 1800s heritage.

Through to the back of the ground floor and the cottage kitchen features cream shaker style cabinetry that complements the wood-effect worktop and tiled splashbacks, while underfoot the rustic country feel continues with stone tiles. Integrated appliances within the kitchen include a Samsung four plate cooking hob and extractor hood, Bosch electric oven, sink with drainer and brushed chrome swan neck mixer tap, plus allocated spaces for the fridge-freezer and the washer/dryer. And there is also ample storage space and room for a small dining table, and much like the rest of the house is presented in immaculate condition.

Bedrooms & Bathroom

Upstairs both bedrooms are great sizes with double footprints, and both are presented in excellent condition, where the cottage vibes blend with a fresh, clean and contemporary finish. The front bedroom benefits from an exposed stone chimney breast which stands out as a period feature, while breathtaking views of the surrounding moorland can be appreciated out the front window. And the second bedroom overlooks the back garden while benefitting from a good amount of integral storage space.

Modern, neutral tiling to the floor and walls is seen in the bathroom, with a feature mosaic that adds a touch of contrast. The bath with shower is tiled in and the other pieces within the suite include a contemporary WC and matching wash basin.

The property also benefits from a fully boarded loft space with lights and a drop down ladder.

The Outside Space

This generous cottage also benefits from a large, elevated rear garden, featuring a spacious lawn with beds, small trees and shrubbery, plus an elevated patio area at the top, with a timber frame summerhouse. This spot is highly private and lush with greenery during warmer summer months, hence is the perfect place for sunny BBQs, al-fresco dining, and socialising with family and friends.

The Location

The location of this property is very rare indeed. You truly benefit from the best of both worlds, with miles and miles of rolling countryside while having the comfort of knowing there are neighbours and a village community.

The miles of open countryside in all directions from this location is an playground for lovers of the outdoors, with all sorts of activities to choose from, including countless off-road trails and country roads for walking, running, and cycling. Delph and Belmont reservoirs also provide local spots for sailing, and there's a great selection of beautiful golf courses to choose from too!

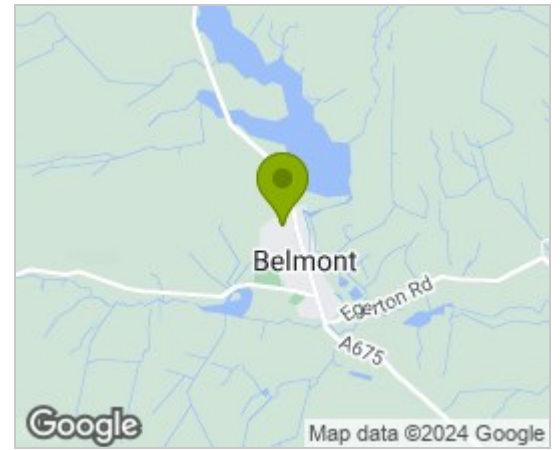
A variety of amenities can be found just a short drive away in Bolton, Darwen, and Blackburn, ranging from large supermarkets and retail parks to a great choice of restaurants, cafes, schooling options and leisure facilities. And of course, owing to Belmont's rural position, there's plenty of good country pubs in close proximity!

Another great aspect of this location adding to its practicality is the easy access to the national motorway network... Rivington Road takes you on a beautiful scenic route straight to the M61, and the A675 takes you on a different scenic route to the M65.

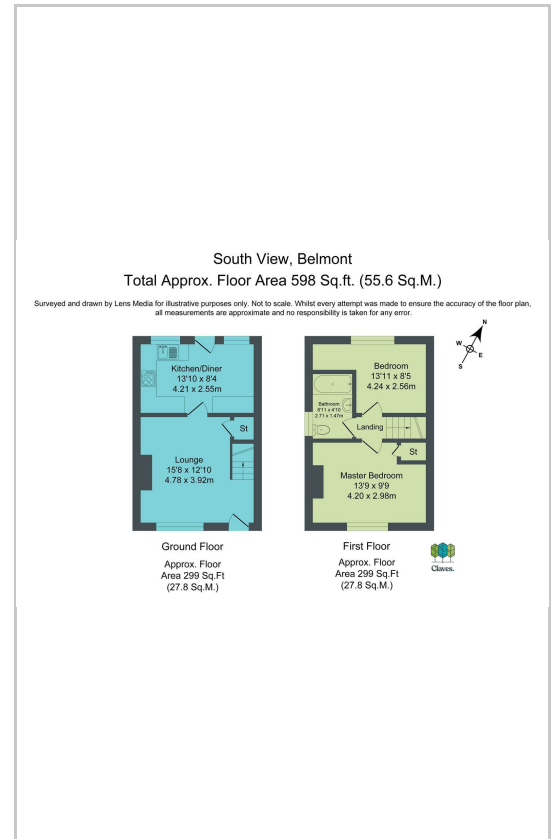
The Specifics

The tax band is C.
 The tenure is leasehold with a ground rent of £15 per annum.
 The lease is 900 years starting in 1968 hence 844 years remain as of writing.
 There is gas central heating with a Vaillant combi boiler located in the back bedroom.
 The property is alarmed and has CCTV.

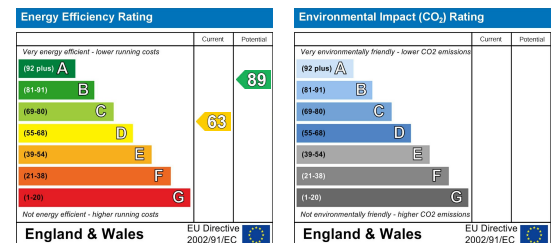
Area Map



Floor Plans



Energy Efficiency Graph



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