



Claves.



Naylors Terrace

Bolton, BL7 8AP

Offers over £245,000



Offered with no onward chain, this modern, extended, and very well presented semi-detached home situated within a quiet street in Belmont offers a peaceful lifestyle with a wide variety of amenities in just a short drive, plus miles of rolling open countryside right on your doorstep. A brief summary of the home includes a spacious open plan kitchen, dining, and living room, lounge, two bedrooms and two bathrooms, while externally there is a front lawn adjacent to the private drive, and a low maintenance landscaped garden to the rear. Interested? Take a closer look...



First Impressions

From Belmont Road, turn up a quiet lane and Naylors Terrace is situated tucked away where a row of contemporary stone-fronted properties sit behind their front lawns and private drives, providing a notable kerb appeal and a touch of modernism while complementing the semi-rural environment and the traditional stone cottages nearby. Pop your car on the drive and make your way inside...

The Living Space

An entrance vestibule affords a handy spot to keep coats and shoes tidy and out the way, and opens onto the front lounge, where you can get a first glimpse of the lovely contemporary interiors. You can move into this attractive home without lifting a finger. A minimalism style fireplace holds the centre of the lounge and creates a super sleek modern vibe, with a range of integral storage units beneath which add a touch of practicality.

Through a contemporary oak door with glass slats and the rear of the home opens up into a beautifully bright space which is overflowing with natural light and a refreshing, airy vibe. This part of the property has been extended, featuring vaulted ceilings with Veluxes and a statement apex window which flows into a set of large glass bifold doors beneath. This part of the house is most definitely the heart of the home owing to its great functionality and ability for multiple uses...

The area next to the bifold doors doubles as a second lounge area as well as dining room, making it an ideal social spot for daily life as well as hosting family and friends. It's an ideal TV spot for the kids or perhaps you could even pop a desk there and use it as a home working space too! There's flexibility and plenty of space on offer here.

The kitchen is also within this spacious open plan living area, also of a stylish modern design with a central island and a range of integrated appliances including fridge, freezer, dishwasher, double oven with combination microwave, warming drawer, gas hob with extractor, plus a complementary sink with drainer and flexi mixer tap that goes perfectly with the worktop. The dark grey worktop adds a trendy contrast to the lighter tone of the gloss units and the stone effect tiled splashbacks. In addition to the appliances there's also a substantial amount of storage within the kitchen, again adding practicality. There is also plumbing for the washer/dryer.

Bedrooms & Bathrooms

Upstairs the master bedroom sits at the front of the home and occupies a generous footprint with contemporary interiors and a range of fitted wardrobes, as well as benefitting from a well proportioned en-suite featuring modern neutral tiling to the floor and walls, and a three piece shower suite with walk-in shower, wash basin and WC, plus a chrome heated towel rail.

The second bedroom also benefits from a range of fitted furniture which maximises the usable space and provides a good sized bedroom. This bedroom essentially has its own bathroom too, the main bathroom, which features pebbled style flooring, tiling to the walls and a three piece bath suite.

The Outside Space

This property offers a fantastic opportunity for those who enjoy that much sought after lifestyle of indoor-outdoor living on warm summer days. The bifold doors from the open plan living space open onto a low maintenance outside space at the rear which matches the modern aesthetic of the interiors. A large, tiled patio provides ample space for chilled summer days with family, and for BBQs and refreshments with friends. And the artificial lawn brings a subtle sense of greenery while being super easy to maintain.

Belmont Village & Beyond

In Belmont village you benefit from the best of both worlds! There's miles and miles of rolling countryside literally on your doorstep while having the comfort of neighbours and a village community.

The miles of open countryside in all directions from this location is an adult playground for the lovers of the outdoors, with all sorts of exciting and adventurous 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! The Black Dog being the closest which is just a couple minute's stroll away.

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 an equally lovely scenic route to the M65.

Specifics

- The property is freehold.
- The tax band is C.
- There is gas central heating with a Worcester combi boiler in the loft which has been serviced annually by British Gas.
- The energy efficiency rating is 69 which is higher than average.
- The loft is boarded and shelved.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

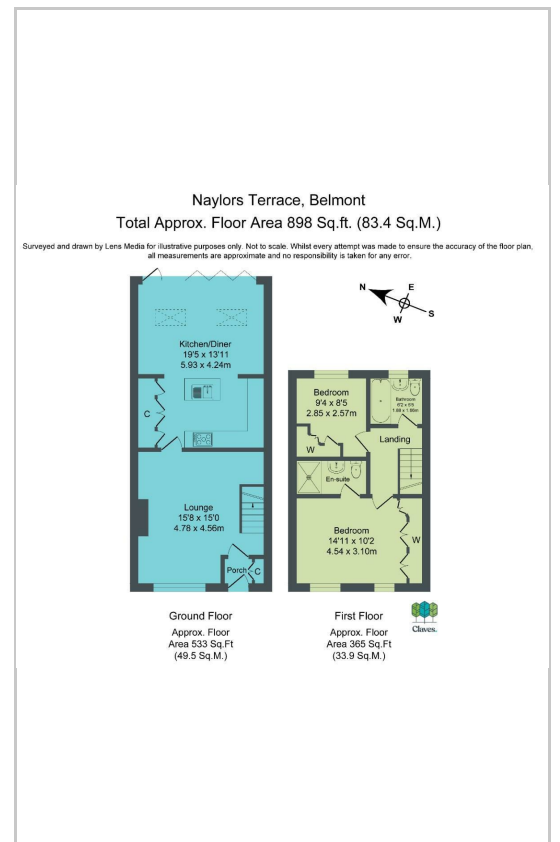
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Area Map



Floor Plans



Energy Efficiency Graph

