



Claves.



## Westcliffe Road

Bolton, BL1 7JP

Offers around £480,000



Sit on a large plot in a well-connected yet quiet location on the border of Eagley and Sharples, this extended four-bedroom semi-detached period property is deceptively spacious and is presented in immaculate condition throughout, making it a fantastic choice for a family home.

A brief overview of the accommodation includes a vestibule, entrance hall, front lounge, rear lounge, dining area, kitchen, downstairs WC, and a spacious landing connecting the four bedrooms and family bathroom. Externally the plot is garden fronted with a private drive, and at the back is a large sun trap garden with an outbuilding that comprises an outside utility room and a separate outside WC.



## Character & Charm

With its Edwardian heritage and an array of original features, the interiors have been tastefully refurbished to retain the abundance of character while creating a high quality, refined and contemporary style. The rooms are generous sizes, and the spacious feel is enhanced with high ceilings and large windows. The notable character is retained through the original doors and deep skirtings, the grand fireplaces, stained-glass windows and picture rails to name just a few. You must see this property in person to truly appreciate its beautiful period charm.

## First Impressions

You get a sense of the warm and homely feel the moment you step inside. It's evident this home has been loved and well cared for. The entrance vestibule with its feature floor tiling, William Morris wallpaper and modern Lincrusta immediately give you a sense of the tasteful interior design that blends period charm with contemporary design.

The entrance hall is flooded with natural light from the large window at the top of the feature staircase. The dark golden-brown Iroko hardwood parquet gives a stylish contrast to the fresh white and neutral décor, and continues into the kitchen at the rear...

## Open Plan Kitchen & Dining

In the open plan kitchen and dining area, two sets of French doors with window surrounds again pour in plenty of natural light, creating a bright and airy ambience while allowing you to enjoy the greenery of the garden while being inside. The rooflight above the dining area adds a modern touch, and the layout with the kitchen island and bar seating makes it a superb social space, while also giving it a great appeal to satisfy the demands of modern family life.

In keeping with the premium finish, the kitchen is high quality, with in-frame shaker style cabinetry and solid Silestone worktops, in which sits an integrated dishwasher, and a characterful Belfast sink with traditional style mixer tap and drainer carved within the worktop. There's a good amount of storage space too, as well as plenty of room for a freestanding fridge-freezer. The understairs storage closet is conveniently located off the kitchen and is well suited for use as a pantry if desired. Please note the Aga is not included in the sale.

## Two Large Lounges

At the front of the property the main lounge features a large bay window with original stained glass, an original grand fireplace with ornate detailing and tiled surrounds, and bespoke shelving set within the alcoves on each side of the chimney breast. There aren't many properties like this, where the level of character is retained in such excellent condition. The spacious size continues the suitability for family life, and this is only one of two lounges!

The second lounge is accessible via both a door in the entrance hall and from the dining area through the open aspect arch which gives even more character. The second lounge is also well proportioned and provides flexibility for family life. Another beautiful original fireplace holds the centre of the room here, sat on the chimney breast which continues the traditional feel.

Before we head upstairs, another convenient aspect is the downstairs WC located off the hall at the bottom of the stairs, with feature tiling to the floor, half tiled walls, and modern quality traditional WC, wash basin and heated towel rail.

## Bedrooms & Bathrooms

The immaculate condition and characterful yet contemporary interior design continue upstairs, where the four bedrooms give plenty of space for the whole family, with two large double bedrooms and two good sized singles. Original fireplaces and premium William Morris wallpaper add to the charming period style and complement the picture rails in each of the bedrooms.

The family bathroom is a spacious size with plenty of room for a four-piece suite which comprises a cast-iron rolltop bathtub, walk-in shower with tiled surrounds, and matching traditional style WC and wash basin, plus a large feature heated towel rail. The décor complements the rest of the home, with wall panelling and a tiled floor.

## Outside Space

In addition to the block paved drive and front lawn with mature shrub which gives both privacy and an attractive kerb appeal, there's a good amount of outside space at the back too.

Complementing the period character, the rear garden benefits from original landscaping with a stone path leading past the lawn and mature beds with stone wall borders to a spacious sun trap terrace at the bottom of the garden, ideal for lazing in the sun or al fresco dining.

As well as the garden which caters for the whole family, the outbuilding has three sections, with a functional WC, a garden store, and a separate utility room with plumbing for the washing machine and dryer. The utility also provides ample storage for other bits and bobs.

## Location

Westcliffe Road is a well-connected place, situated on the border of Eagley and Sharples, with a variety of good schools and amenities practically on your doorstep. Starbucks is within a two-minute minute walk, Lidl and Asda are just a few minutes' drive down Blackburn Road in Astley Bridge, and the neighbouring areas of Bromley Cross and Egerton provide a selection of smaller shops, pubs cafes and restaurants. Eagley Brook & Nature Reserve is also just a short stroll from this property, providing scenic green spaces ideal for Sunday strolls and dog walks.

## Specifics

The tax band is D.

The tenure is leasehold with a ground rent of £5 per annum.

The length of the lease is 995 years from 2nd May 1914.

There is gas central heating and the boiler is located under the stairs.

The house is alarmed.

There is an EV charging point.

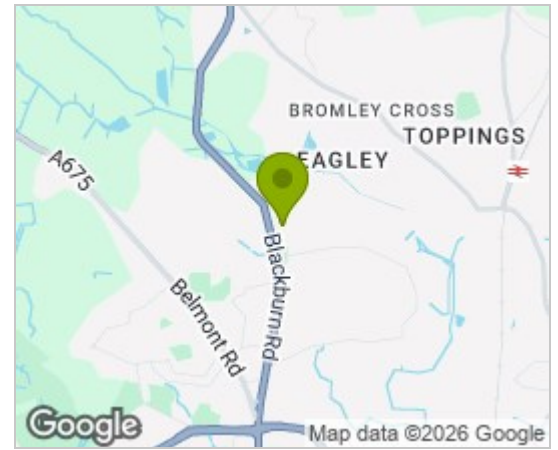
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## Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.

t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk

## Area Map



## Floor Plans



## Energy Efficiency Graph

