



## Blackburn Road

Bolton, BL7 0FR

£995,000



Your forever home on the edge of stunning countryside, where contemporary architecture contrasts boldly against the mature backdrop of this traditional village setting. Standing proudly behind a neat stone wall softened by evergreen planting, Burnside is a gated development of just three executive homes. The electronically controlled gates will be fitted, opening to the driveway so that you can park up all of the family's cars safe and secure at home.

Our clients have taken the property to the point where it is lived in and simply stunning in parts and at the stage where you need to add the bathrooms and finishing touches to your own taste. The air circulation system, CAT 5 cabling, concealed wiring is all in place, the bathrooms are all prepared wet rooms with all the plumbing in place, you just need to choose your tiles and suites and job done! There are areas where the woodwork and décor need to be finished, allowing you to complete the sophisticated and stylish look that has been created so far. The outside space is a blank canvas for you to design your own masterpiece... lawns or low maintenance terraces... What will it be?!



Step Inside & Be Wowed

Come through the large anthracite grey doors and step inside. Warm porcelain tiles greet you, courtesy of the underfloor heating, which flows throughout the expansive ground floor living space and links the rooms seamlessly. Here you have a handy guest WC and a separate cloakroom to hang your coats and kick off your shoes before we explore the prestige three storey accommodation. First slip through the double doors to your left and find yourself in a chef's paradise.

This state-of-the-art kitchen belongs in a magazine; it's where your dream becomes reality with sleek cutting-edge design, where no minor detail has been overlooked. Wall, drawer, and base units make use of every inch of space. The appliances are high spec as you would expect, with two slide and hide ovens, a microwave oven, an integrated coffee machine, extractor hood, induction hob, two warming drawers, larder fridge and larder freezer, two state of the art dish-drawers, a Quooker instant boiling tap, integrated bin and re-cycling drawer, and two separate wine fridges... What more could you possibly want? The expertly crafted Corian surfaces are illuminated by the pendant lighting and finish this room beautifully, so your friends can pull up a stool whilst you pull the cork on a bottle of your finest and cook up a feast.

Off the kitchen you have a utility room which could easily be mistaken for another kitchen! The same sleek look continues where everything is to hand for all your cleaning needs, all neatly concealed in the expanse of white units - you will never be short of storage in this house! From here, an external door leads you to the side of the house. You have access to the garage from here should you choose to park your car inside, or maybe you will reserve this space for the classic you have always dreamed of?

Another Level

You will notice a staircase rising from the kitchen and up here you have another room... perhaps this space will be reserved for your teenagers to gather with friends for games or movie nights, or will you have your own oasis of calm with a yoga studio or gym, perhaps a home office? The possibilities are endless. It is plumbed for a bathroom too, so you have the option for a sixth bedroom or guest room. Return to the hallway and next we have a study to our left, the perfect spot to get a good day's work done. And for moments when you need some fresh air, the beautiful view reminds you that the gorgeous countryside is just outside.

Back to the hallway and a subtle divide neatly conceals the finest of contemporary dining rooms to wine and dine your guests. We love the open plan feel here, so much room to add more seating to accommodate the largest of families. We love the way the two sets of double doors zone the ground floor rooms, but just imagine all these opened... perfect for entertaining keeping everybody connected. Head through the double doors that open to the wonderful lounge. Here the whole room is flooded with natural light with windows to the front and bi-folds to the back. This room is longing for you to finish the garden so you can pull back the doors and let the outside in.

Bath Bed & Beyond

Let us venture upstairs. The staircase is in place, and you can decide how you want it finished! Maybe glass panels to keep with the minimalist theme? At the top of the stairs, you are greeted by the huge landing area where the views are just beautiful. On this floor we have three bedrooms. Venture right to explore the master suite... This is an impressive space for the optimum good night's rest. A large space complete with 'his and hers' dressing rooms and a large bathroom just waiting for you to add your choice of tiles and suite.

There are two more bedrooms on this floor, both with the luxury of their own private en-suites and fitted wardrobes. Up another floor and a spacious seating area is flooded with light from three skylights, providing the perfect vantage point to admire the surrounding countryside. On this floor there are two more large bedrooms and a bathroom, perhaps you fancy a second office even? The house is equipped with Fibre Optic broadband, so the internet speed is on your side! The bathroom on this level is finished to perfection and shows you what can be done with the others. The vaulted ceiling perfectly frames the free-standing bath which is akin to a luxury spa - only this relaxing retreat is in the privacy of your own home.

On Your Doorstep

Edgworth Village is an extremely popular location and it is easy to see why, with its charming character properties, stunning countryside, and fabulous walks in addition to all of the activities in the village. The Barlow is the Community Hall in the centre which hosts an array of activities with the local primary school just up Bolton road. The village even has its own cricket green and bowling green as well as pubs, restaurants, doctor, dentist, hairdressers, post office, and of course the famous ice cream shop! All of this makes Edgworth quite deservedly, in such high demand. Bolton, Bury, and Manchester are all only a short drive or train journey away.

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Claves.

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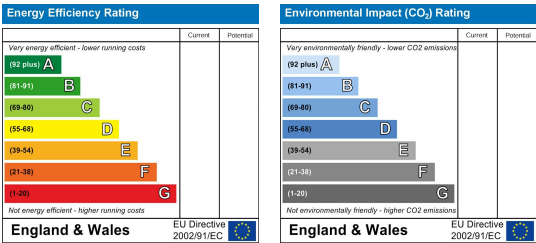
Area Map



Floor Plans



Energy Efficiency Graph



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