Claves.

Vale Street

Bolton, BL7 0EB

Offers over £500,000

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NO CHAIN! An opportunity to purchase a property like Vale Brook View is very rare indeed! This three bedroom detached home is positioned alongside a babbling brook in the ever-so private and peaceful location of Vale Street, Turton Bottoms. If you are looking for a well-proportioned home in a premium location that is close to nature without being too far removed from village amenities and a handful of neighbours, Vale Brook View might just be for you.

A quick overview of the property – externally it benefits from a walled private double tandem drive, integral garage, and a decking area and patio positioned beside the brook, while internally are three bedrooms with an en-suite to the master, family shower room, lounge, open plan kitchen-diner, utility room and guest WC – let's take a look at the finer details...

A Quaint & Idyllic Feel

Driving down Vale Street, the quiet cobbled lane, surrounding woodland canopy, and individual character properties give this spot a quaint and idyllic feel that can't really be found anywhere else in the area in our opinion! Pull into the private drive and the natural hum of running water adds to that lovely countryside vibe.

The Living Space

Turn the key and step inside to find bright and airy interiors that welcome you with open arms... The central hallway is the first to greet you where tones of wood create a calming ambience which matches the tranquil setting outside.

The lounge sits to the front of the house where streams of natural light flood in through a bay window and French doors which open onto the decking overlooking the neighbouring river – how blissful. Imagine the doors swung open on warm summer days letting a cool breeze flow through the house, what a delightful place to call home.

Between the lounge at the front and kitchen-diner at the rear, a handy room sits in between which also faces onto the river, it's a perfect space for a study or home office... Wherever you go in this home, there's a lovely tranquil feel owing to its fantastic position next to the river and woodland canopy.

And to the heart of the home – the open plan kitchen-diner – more streams of natural light pouring in through another pair of French doors onto a second outside space beside the river. The kitchen is a top-quality finish with the light tones of the granite worktops and shaker-style cupboards retaining that attractive fresh, bright and air feel. Integrated appliances in the kitchen are Neff and include a double oven and warming drawer, four plate gas hob with complementary granite splashback, matching Neff extractor and dishwasher. And the stainless sink with swan neck tap is inset within the granite worktop.

Moving on... A kitchen like this wouldn't be complete without a utility now would it? The utility is conveniently situated between the kitchen and internal access to the integral garage, providing a space tucked out the way for your washer/dryer, an extra sink and more storage space, and the guest WC.

Bedrooms & Bathrooms

Upstairs are three well-proportioned bedrooms.... The master bedroom is a lovely size with floorspace in abundance and lovely views to match! The master sits above the lounge and benefits from calming views of the surrounding woodland and river below, plus bespoke fitted bedroom furniture and a three-piece shower en-suite.

The main bathroom is spacious and presented to modern standards with a walk-in shower and four piece suite which also comprises wash basin, WC and bidet – all finished with complementary tiling to the floor and walls, ready for you to simply move in, unpack and enjoy.

The Outside Space & Location

How unique it will be to have to have a river flowing by your house! Vale Brook View is testament to its name and offers a beautifully tranquil lifestyle where the riverside decking area and patio offer an outside space like no other. Picture nature in bloom while you're enjoying your favourite refreshment on a warm summer's afternoon with family friends, the sound of birdsong and the babbling brook giving a blissful setting to relax in. The outside space on offer here is practical as well as picturesque – it is easy maintenance, the private driveway and double garage are two more boxes ticked, and other external space surrounding the house provides space for a garden shed if required.

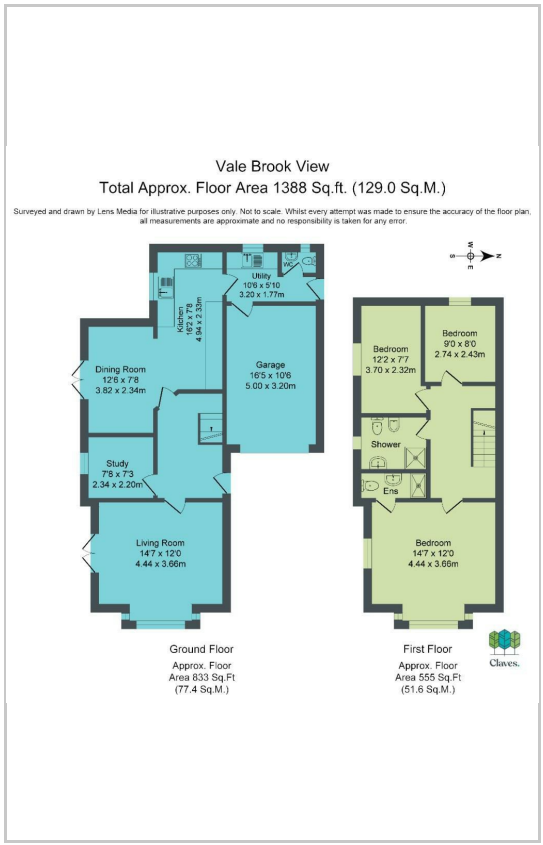
The plot is a secluded and serene spot on Vale Street in Turton Bottoms. The setting is highly idyllic and also benefits from the nearby village amenities of Edgworth and Bromley Cross, both just a few minutes in the car. In addition, the Jumbles country park is literally at the end of the road ideal for walkers and wildlife enthusiasts alike and you even have resident ducks at the side of the plot!

Specifics

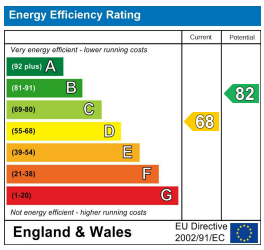
We are advised:
The property is Freehold.
The tax band is F.
The property is heated via gas central heating and the boiler is located in the garage.

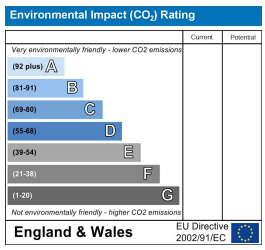
Area Map

Floor Plans



Energy Efficiency Graph





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