



Claves.



## Charlotte Street

Chapeltown, BL7 0ES

Offers around £345,000



This immaculate fully refurbished and extended cottage with garden is an excellent choice for buyers looking to move into a home, which is ready to simply move in, unpack and enjoy. Situated at the end of a quiet street in the heart of Chapeltown the property offers a village lifestyle with countryside on the doorstep and pleasant outlooks over St. Annes church.

A brief overview of the accommodation includes a generous open plan living space featuring a large kitchen which flows into a dining area and lounge, while upstairs are two well proportioned double bedrooms and a three piece shower room.



### Recent Upgrades

A huge advantage of this property is that it has recently been taken back to brick and had a comprehensive refurbishment including a full rewire, a new central heating system and plumbing throughout, new stud work including both thermal and acoustic insulation throughout, a full re configuration with modern steel installed in addition to a substantial extension and full new roof. Other upgrades include new kitchen and bathroom and new flooring throughout.

### Living Space

This impressive open-plan kitchen and living space has been thoughtfully designed to create a bright and highly functional heart of the home. The brand new kitchen features sleek, handle less cabinetry, integrated appliances, and a generous worktop space, all complemented by stylish finishes and a contemporary layout. Large skylights flood the kitchen area with natural light, enhancing the sense of space and creating an inviting atmosphere throughout.

The living area offers a seamless transition from the kitchen, providing a comfortable yet elegant setting ideal for both relaxing and entertaining. A charming feature fireplace with a log-burning stove adds warmth and character, beautifully contrasting with the modern aesthetic. The elongated layout allows for flexible furniture arrangements, including a dedicated dining area, while neutral décor and quality flooring complete this sophisticated and versatile living space.

### Bedrooms

The property offers two well-proportioned and beautifully presented bedrooms, each designed to provide a comfortable and relaxing retreat. The master bedroom is particularly spacious, featuring neutral décor that enhances the overall sense of space. A large window and fitted wardrobes provide ample storage without compromising on to the floor area, while comfortably accommodating a double bed and additional furnishings.

The second bedroom is equally well-presented and good size double ideal as a guest room or home office. The room benefits from a bright and airy feel, complemented by neutral tones and quality flooring. Thoughtfully arranged, it offers space for essential furniture and enjoys a pleasant outlook.

Both bedrooms are finished to a high standard, with modern fittings and a cohesive design throughout. The generous proportions and well-considered layouts ensure these rooms cater to a variety of lifestyle needs, making them both practical and inviting spaces within the home.

### Bathroom

The property benefits from a stylish and contemporary bathroom, finished to a high standard with quality fittings throughout. The suite comprises a sleek walk-in shower with glass enclosure and modern rainfall shower head, complemented by elegant full-height tiling that adds a refined and luxurious feel. A modern low-level WC and a vanity unit with integrated wash basin provide both practicality and additional storage, enhancing the room's functionality. A heated towel radiator adds comfort and convenience, while the overall design is clean, well-maintained, and thoughtfully arranged to maximise space. This well-appointed bathroom offers a perfect blend of style and practicality, ideal for modern living.

### Outdoor Space

Externally, the property enjoys a charming and low-maintenance outdoor space, thoughtfully designed to provide a private and inviting setting pleasant outlooks over St. Annes church.. A paved patio area sits directly outside the property, offering an ideal spot for outdoor dining or relaxing, with space for seating and entertaining. This is complemented by a gravelled section, bordered by fencing and established planting, creating a pleasant and well-defined garden area with a touch of greenery.

The attractive stone façade enhances the property's character, blending traditional features with a well-kept exterior appearance. The enclosed setting provides a good degree of privacy, while the layout ensures practicality and ease of upkeep. Overall, this outdoor space offers a perfect balance of usability and charm, making it a great extension of the living accommodation.

### Location

Tucked away on a cobbled lane just off Chapelton's main street, this charming location offers a quiet, village feel while remaining well connected to transport links and everyday amenities—ideal for balancing countryside living with modern convenience.

Surrounded by picturesque scenery, residents have easy access to a range of outdoor pursuits, including Wayoh and Entwistle Reservoirs, Jumbles Country Park, and the wider West Pennine Moors.

Nearby Edgworth, Bromley Cross, Egerton, and Harwood provide a variety of cafés, independent shops, pubs, and restaurants, while Chapelton itself is home to the popular Chetham Arms. The property is well suited to families, within the catchment for Turton High School and close to Edgworth Primary School.

Excellent transport links include the A666 for motorway access and Bromley Cross train station, offering direct routes into Manchester and beyond.

### Key Details

Tax band: C

Tenure: Leasehold

Ground rent: N/A

Lease term: 999 years from November 1880

Heating: Gas central heating with radiators

Boiler: Baxi combi serviced every year – Located in the kitchen

Water: No meter on rates

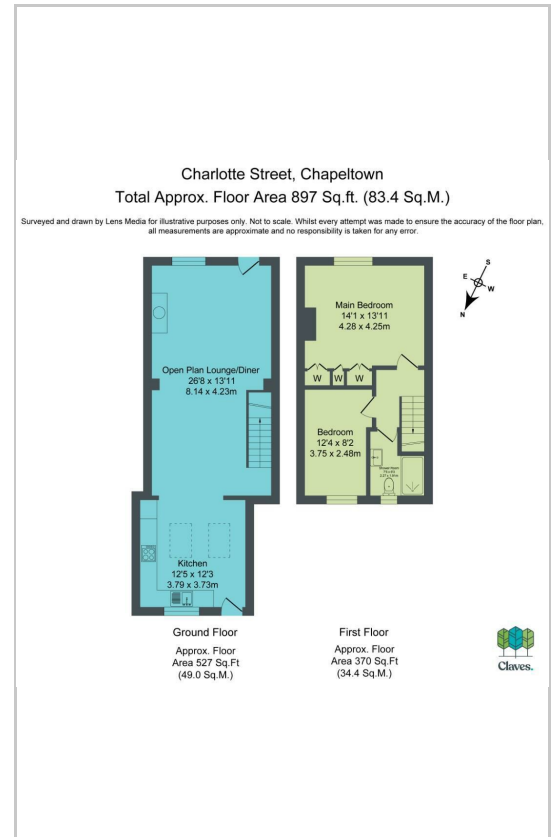
Loft: Boarded and insulated, fitted with a pull down ladder and lighting

Security: Alarm

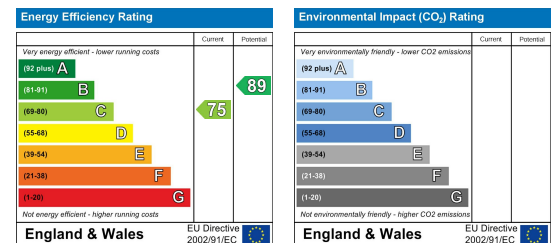
## Area Map



## Floor Plans



## Energy Efficiency Graph



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