Claves.

Belmont Road

Bolton, BL1 7AZ

Offers over £230,000

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This semi-detached two-bedroom bungalow on Belmont Road benefits from a substantial plot and modern landscaped garden to the rear, with a large private drive and a detached garage. Internally a brief summary of the accommodation includes a central hallway, kitchen-diner, lounge-diner, utility, cloak/storage room, two bedrooms with a master built into the loft, and bathroom. Curious? Let's take a closer look...

The Living Space

To the rear of the home is a bright and airy living room which serves as a lounge-diner with direct access onto the lovely back garden, offering a homely yet refreshing space, while also having the practicality of access into a storage/cloak room, and the utility room which is plumbed for the washer and dryer.

The two rooms to the front of the home benefit from lovely bay windows which add a touch of character while allowing plenty of natural light in. One of these rooms to the front is currently used as a snug and spare lounge by the current owner but can also be suitable as a bedroom.

The other room to the front of the house is the kitchen which again has a fantastic bay window, is presented to contemporary standards in good condition, and comes with a range of integrated appliances including a Rangemaster cooker with multiple ovens and a five plate gas hob, dishwasher, and sink with drainer and mixer tap. This room is also suitable as a breakfast room or informal dining room, and offers a social spot to catch up with friends over a cup of tea.

Bedrooms & Bathrooms

The master is on the first floor and has been built into the loft space to create a notably large bedroom with an abundance of space plus its own WC and sink. The vaulted ceilings bring a unique design and the Velux windows add a subtle touch of modernism. There's a large amount of integral storage, while also leaving a great amount of floor space spare, enough for more freestanding storage and furniture such as a bedroom sofa is desired! As mentioned prior, the second bedroom is situated downstairs and is also a good sized double, benefitting from the characterful bay window.

The bathroom, like all other rooms, is presented in good condition to contemporary standards, with tiling to the floor and walls, and a three piece suite including bath with shower, wash basin with integral storage, and WC.

The Outside Space

In addition to the large driveway at the front and leading down the side of the house to the detached garage, there's a fantastic garden to the rear too which has been landscaped to provide a top quality and low maintenance outside space, including several seating areas and an artificial lawn. You can rest assured knowing there's little to no maintenance, while also having a beautiful space to sit in the sun.

A Convenient Location

Located on Belmont Road this property is very well connected with a large range of amenities nearby, while also benefitting from being just a hop skip and jump from the open countryside and the West Pennine Moors a bit further up the road.

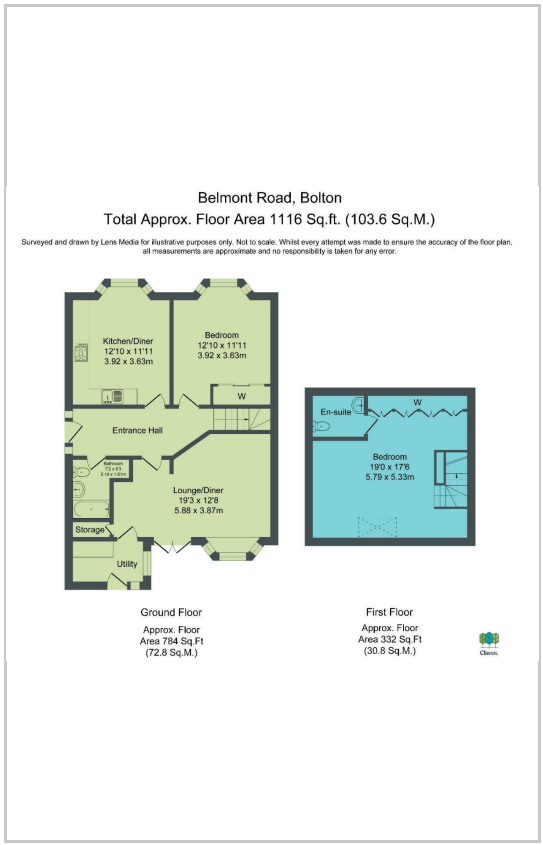
There's a wide variety of good schooling to choose from, and the retail area of Astley Bridge means everything you need is within a few minutes' drive. Belmont Road provides easy access to the national motorway network, as does the A666.

Specifics

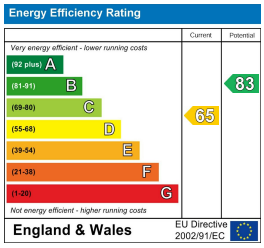
The property is leasehold with a ground rent of £5 per annum.
The lease length is 999 years and started in 1937.
There is gas central heating with an Ideal combi boiler located in the cloak room/storage room.
The property is alarmed.

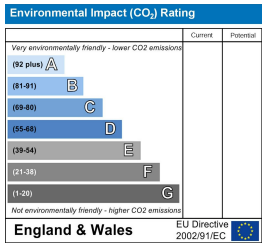
Area Map

Floor Plans



Energy Efficiency Graph





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