Claves.

Westcliffe Road

Bolton, BL1 7JP

Offers over £395,000

3 1 2 D

Situated in a highly convenient and equally attractive location, this large semi-detached property on Westcliffe Avenue is an excellent choice for families looking to upsize to a new home which is in pristine condition and finished to high standards throughout. The property is period in style but is presented in such a tasteful way where original features including stained glass windows, original flooring and fireplaces complement the contemporary style.

A brief overview of the accommodation includes an entrance porch and central hallway, two reception rooms, kitchen, utility, large cloak/WC, a spacious landing, three generous double bedrooms and a shower room. Externally are gardens to front and rear, a tandem drive to the side of the house, and timber garage.

Living Space

The home welcomes you in via the entrance porch where you can keep coats and shoes tidy and tucked away. The porch opens into the central hallway which gives the first impression of the beautifully bright and airy interiors. The original oak floor has been restored to an excellent standard and invites you through to the reception rooms at the front, with bay windows and original feature fireplaces giving a nod to the property's history. The fireplace in the lounge is an open fire with dual fuel capability. Both reception rooms are great sizes and could be interchangeably used as lounge and dining room. Further styling includes picture rails and period doors with matching period architraves and skirting boards.

At the back of the house is the top quality, Italian-made Bertazzoni integrated kitchen, which continues the impressive style and immaculate condition, with in-frame shaker style cabinetry, a granite worktop and a Bertazzoni range cooker with six-plate gas hob and extractor, two electric ovens, a grill and warming drawer. There is also a traditional style white sink with drainer and tap which matches the timeless style, and an allocated spot for a freestanding fridge-freezer. Off the kitchen is the utility, which features plumbing for the washing machine, and adds handy extra storage space. Further storage is also available via the small integral storage room which is accessed from the back garden – ideal for garden tools or other bits and bobs!

Before we head upstairs, situated off the central hallway is the cloak/WC which is notably large and adds practicality offering more storage space, and unsurprisingly this space is also finished to beautiful standards! It is presented in pristine condition, with a Victorian style Savoy wash basin, complementary toilet and radiator with heated towel rail.

Bedrooms & Bathroom

The spacious landing is bright and airy, bathed in natural light with the feature window above the stairs, again showing off the beautiful original restored oak floor. More storage space is available upstairs too, with a great amount of integrated cupboard space at the top of the stairs!

The stylish blend of contemporary decor and period charm continues in the bedrooms and bathroom, and each of the three bedrooms are good sized doubles, with the master being particularly generous in size. And the second bedroom features another original fireplace which adds to the character.

The main bathroom comprises a three-piece shower suite of high quality, with a Villeroy & Boch feature design wash basin, Hansgroh wash basin tap and shower, and Gerberit toilet. Like all other rooms in the house, this bathroom is also pristine, with neutral tiling to the floor and walls.

Outside Space

A mature hedgerow to the front creates a great amount of privacy for both the front reception rooms and the front lawn. The tandem drive with gates leads down the right of the property to a timber garage/large shed providing plenty of space for external storage. To the rear of the property is a good-sized garden with a central lawn surrounded by shale, all of which is south facing! There's also three raised vegetable beds which are in excellent condition and ideal for those with green fingers.

Location

Conveniently situated on the border of Sharples and Eagley, this location benefits from both practicality and a lovely leafy green setting. Eagley Brook & Nature Reserve are just a short stroll away with scenic green spaces, and the neighbouring areas of Bromley Cross and Egerton have an excellent selection of independent shops, mini supermarkets, pubs, eateries, and other amenities. Starbucks is within a two-minute minute walk, Lidl and Asda are just a few minutes' drive down Blackburn Road in Astley Bridge.

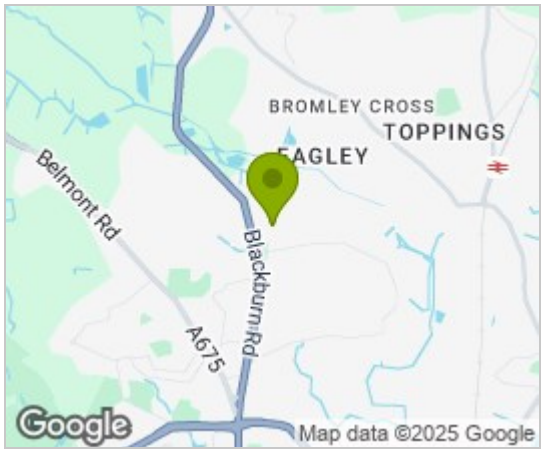
There's boundless countryside on your doorstep too, just up Blackburn Road and there's lots of moorland trails and reservoirs. Dunscar Golf Club is nearby, and Eagley Sports Complex is within walking distance which comprises tennis courts, a cricket ground and football field.

For commuters the motorway network is easily accessible via the A666, and Manchester is accessible via train by either Hall'ith Wood or Bromley Cross station which are both nearby. For the kids, the property is within the catchment area of a wide selection of good schooling for all ages, from nurseries to primary schools and secondary schools.

Specifics

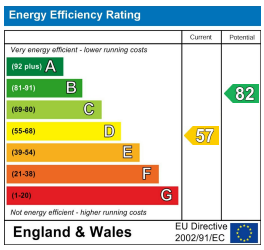
The tax band is D.
The tenure is freehold.
There is gas central heating with a Worcester combi boiler located in the utility.
The loft is boarded with a pull-down ladder installed.
The house is alarmed.
The property was built in 1924.

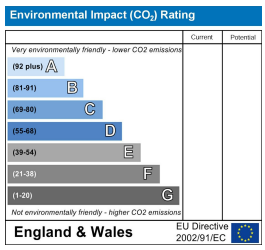
Area Map



Floor Plans

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Claves.
Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk