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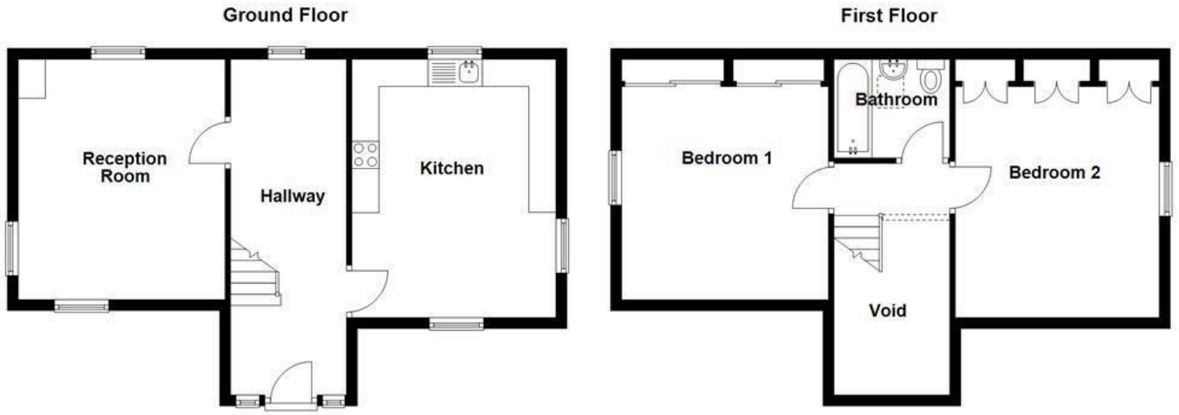


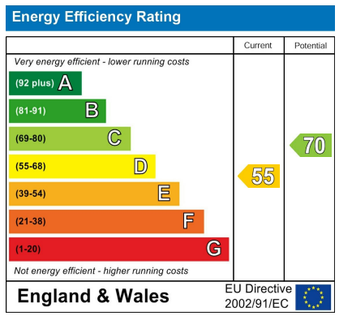


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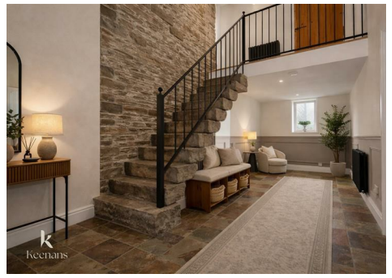


# Broadhead Road, Bolton, BL7 0JJ

# Offers In The Region Of £480,000

A GORGEOUS DETACHED COUNTRYSIDE RETREAT

Nestled on Broadhead Road in the picturesque village of Turton, Bolton, this charming two-bedroom detached home offers a delightful blend of character and modern living. Surrounded by breathtaking rolling countryside views, the property is a true haven for those seeking tranquility and natural beauty.

Upon entering, you will be greeted by a warm and inviting atmosphere, enhanced by the immaculate finish and country chic decor that perfectly complements the stunning location. The spacious reception room provides an ideal space for relaxation and entertaining, while the two well-proportioned double bedrooms ensure comfort and privacy for all occupants.

The property boasts a generous garden space, perfect for enjoying the outdoors, whether it be for gardening, family gatherings, or simply soaking in the serene surroundings. Additionally, parking is conveniently available for minimum 3 cars, making this home as practical as it is charming.

Despite its seemingly rural setting, this delightful residence is just a short drive away from the bustling towns of Blackburn, Bolton, and Rossendale, offering easy access to a range of amenities, shops, and services. This unique property is an exceptional opportunity for those looking to embrace a peaceful lifestyle without sacrificing convenience. Don't miss the chance to

# Broadhead Road, Bolton, BL7 0JJ

## Offers In The Region Of £480,000

2 1 1 D

- Two Generously Sized Double Bedrooms
- Sought After Location Within Rural Settings
- Off Road Parking With Access To A Detached Garage
- Tenure Freehold
- Detached Property Set Around Enviable Countryside Views
- Close Proximity To Local Amenities
- EPC Rating D
- Fitted Kitchen/Dining Area
- Easy Access To Major Commuter Routes
- Council Tax Band C

## Ground Floor

### Entrance

Double glazed frosted entrance rock door and side windows leading to the entrance hall.

### Entrance Hall

20'3 x 7' (6.17m x 2.13m)

UPVC double glazed window, central heating radiator, partial vaulted ceiling, wood panelled elevations, slate tiled flooring, original stone stairs to the first floor, doors leading to the kitchen and living room.

### Living Room

14'6 x 12'6 (4.42m x 3.81m)

Three UPVC double glazed windows, central heating radiator, wood panelled elevations, cast iron log burning stove set within a stone surround and hearth, oak flooring, television and wifi point.

### Kitchen

15'7 x 12'4 (4.75m x 3.76m )

Three UPVC double glazed windows, central heating radiator, panelled wall and base units with granite work surfaces, Neff double oven in a high rise unit, four ring Neff gas hob, extractor hood, tiled splashbacks, composite sink with draining board and mixer taps, spotlights, slate tiled flooring.

## First Floor

### Landing

Central heating radiator, exposed beam, doors leading to two bedrooms and a bathroom.

### Bedroom One

15'5 x 12'6 (4.70m x 3.81m)

UPVC double glazed window, central heating radiator, exposed beams, wood panelled elevations, mirrored fitted wardrobes.

### Bedroom Two

15'5" x 12'5" (4.70m x 3.81m)

Plus wardrobe space. UPVC double glazed window, central heating radiator, exposed beams, fitted wardrobes and drawers space, enclosed boiler.

### Bathroom

6'10 x 5'11 (2.08m x 1.80m)

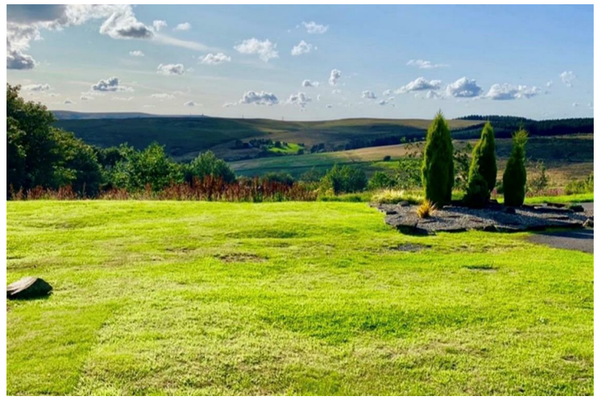
Velux window, central heating towel rail, dual flush WC, vanity top wash basin with mixer taps, panel bath with waterfall mixer taps and overhead direct feed shower with rinsehead, exposed beams, PVC panelled ceiling with spotlights, fully tiled elevations, tiled flooring.

### External

Generous rear and side lawned garden with off-road parking and detached single garage. Additional driveway to the front for further parking fitting minimum3 cars, plus a gravel chipped bedding area.

### Garage

21'9 x 10'5 (6.63m x 3.18m)



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