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Price £699,950

Belmont Road, Bolton

Introducing this immaculately presented, detached family home offering extensive living accommodation and located on the highly sought after post code of Belmont Rd.

623a Chorley Old Road Bolton Greater Manchester BL1 6BJ

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Karen Ritchie Estates are delighted to be instructed with the sale of this stunning family home set across three floors, benefiting from a double storey extension to the rear aspect this spacious and immaculately presented property is the perfect choice for the modern, discerning family.

Located on the highly sought after post code of Belmont Rd., this beautiful home takes advantage of the surrounding semi rural countryside making it the ideal selection for those seeking a blend of convenience and tranquillity. Sitting on the doorstep of a wealth of local amenities to include shops, reputable schools, all major commuting links and within easy reach of Belmont, Bolton and Bury town centres it strikes the perfect balance of rurality coupled with an excellent transport infrastructure.

The property will appeal to a range of homeowners to include the growing or multi generation family offering a spacious, contemporary and flexible living environment.

Extended and tastefully refurbished throughout to the highest specification the property briefly comprises an entrance hallway, guest washroom, generous family reception lounge and a stunning open plan kitchen/ dining and living environment located to the rear aspect. To the upper floor this superb family home offers four well proportioned bedrooms, inclusive of a supreme master located on the second floor, a study, family bathroom and two ensuite facilities serving the main bedrooms.

Surrounded by picturesque landscape, taking advantage of a number of country walks, a wide range of activities and for those who enjoy life outdoors the West Pennine Moors are within easy reach.

The property has undergone a comprehensive refurbishment programme in recent years, whilst maintaining many of the original features and has been kept in excellent order by the current vendors, we strongly recommend early viewing to fully appreciate what this property has to offer.

Ground Floor

The main entrance to the property is via a block paved driveway offering a private parking facility for up to four vehicles. The front of house is framed with an attractive garden area highlighted with a selection of established shrubbery and florals.

Access through the arched doorway into a welcoming entrance hallway which leads into all rooms on the lower floor. Offering good ceiling height, trimmed with traditional style coving and complete with Victorian Heritage themed floor tiling this tasteful space sets the tone of the immaculately presented interior throughout.

The principal reception room is set to the front aspect, this generous family area benefits from a large bay window overlooking the front of the property which further enhances the feel of light and space and fitted with quality plantation blinds adds a premium feel to this tasteful environment. The decor is a crisp, contemporary colourway which flows throughout the property, boasting an authentic finish parquet flooring the room is complete with a gas fuelled fire set within a classic feature surround.

To the rear elevation an extension to the existing structure has created a stunning contemporary kitchen/dining and living space forming a new hub of the home highly desired by the modern growing family which benefits throughout from under floor heating.

The kitchen area houses a range of floor and wall mounted units in a white gloss finish with contrasting work surfaces. Integrated appliances include two inset ovens, a combination microwave, electric hob with overhead extractor, plate warmer, fridge /freezer, dishwasher, wine cooler, pull out kitchen larder unit and plumbing is in place to accommodate a variety of applications. A 1.5 bowl stainless sink unit with mixer tap is set beneath a window overlooking the rear garden and promotes a stream of natural light and ventilation to the facility. The kitchen benefits from part tiled wall elevations and tiled flooring which flows throughout the extended area and is fitted with a spotlight ceiling. An extension of the units form an island which offers additional storage and creates a central breakfast /casual dining bar that will seat up to three people.

The adjacent space comfortably houses a large size family dining table and the cosy living area is perfect for family gathering and relaxation.

Bi folding doors give access to the colourful garden area to the rear making it the perfect environment for entertainment.

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A two piece guest washroom is located off the entrance hall for convenience comprising a washbasin and w.c. The facility benefits from part tiled wall elevations, retro style tiled flooring and a window set to the side aspect provides a flow of natural light and ventilation.

First Floor

Stairs neatly tucked away in the entrance hallway lead up to the bedroom and bathroom facilities. The property boasts four bedrooms, three of which are located on the first floor. .

Bedroom two is positioned to the rear aspect, an extensive and contemporary facility boasting a well proportioned en suite and fully fitted dressing room area.

This impressive room offers a crisp white decor with contrasting tiled flooring and fully glazed patio doors lead out onto a tiled balcony overlooking the tranquil rear view of the property.

The luxury dressing area houses a full range of fitted wardrobe and shelving units in a white gloss finish.

Complete with en suite facility which comprises a bath with central filling system, a walk in power shower, washbasin set within a vanity storage unit and w.c. The facility offers fully tiled wall elevations and flooring, a continuation of the bedroom theme, and is complete with a wall mounted heated towel rail.

A perfect sanctuary for relaxation!

Bedroom three, positioned to the front elevation, is again of generous dimension and will comfortably accommodate a kingsize bed. Plantation binds are fitted to the large bay window positioned to the front aspect which takes advantage of the stunning landscape views. The room is carpeted for additional comfort with a grey tone covering which extends from the first floor landing area.

Bedroom four, a generous single, overlooks the front of the property, fitted with an extension of the contemporary grey tone carpet floor covering and boasts an attractive shaped window feature. All bedrooms are well lit and ventilated.

The three piece family bathroom comprises a panelled bath with overhead rainbow shower and additional hand attachment, a washbasin set within a vanity storage unit and a w.c. The room is complete with tiled wall elevations and retro style tiled flooring and a window is set to the side aspect. Includes boiler room/drying room.

Second floor

A continuation of the structured staircase leads from the first floor landing up to Bedroom one, the imposing supreme master facility located on the second floor.

The master bedroom of generous proportion stretching from the front to the rear aspect and was formed from the upper floor extension to the rear elevation and boasts stunning views to from both sides of the facility. This beautiful room, complete with en suite is a luxury facility and benefits from dual sky light windows which flood the space with natural light and ventilation. The bedroom offers a range of fitted wardrobe and under eave storage units and an array of ceiling beams create a beautiful shaped ceiling line to the space. The flooring is a light engineered wood covering for low maintenance and a large glazed window positioned to the rear aspect promotes a premium feel to this luxury space.

The adjacent en suite comprises a walk in shower unit with additional hand attachment, a wall mounted washbasin and w.c. and benefits from fully tiled wall elevations and flooring



Located on the second floor landing a study room is available, ideal to support the modern hybrid working conditions or requirements of the growing teens. This area is positioned to the front aspect and boasts the benefit of an additional sky light window.

Surrounding Space

The property is ideally located on the highly sought after postcode of Belmont Rd. and positioned to take advantage of the extensive surrounding landscape views. A haven for outdoor enthusiasts or pet lovers but within easy reach of a wealth of local amenities including walking distance from golf course and fishing lake.

To the front of house a block paved driveway, framed with an established garden, provides private, off road parking for up to four vehicles and the double garage facility offers the opportunity for further development subject to relevant planning permission. To the rear of the garage a fully functional utility area has been created offering a range of tall storage units, plumbing for a washing machine, tumble dryer, fridge and freezer. The facility is also fitted with a 1.5 bowl stainless steel sink unit and benefits from tiled flooring.

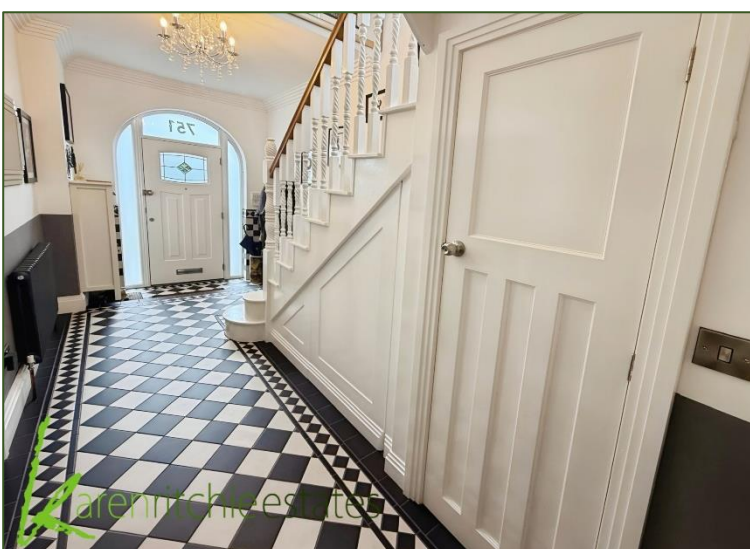
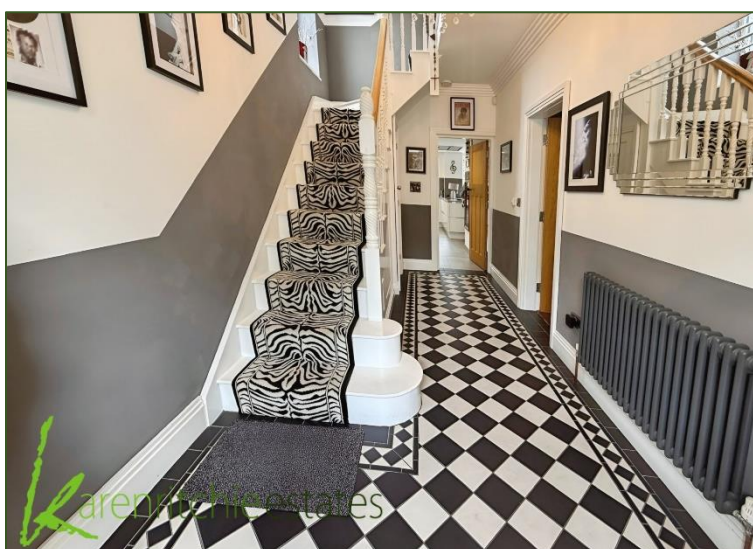
To the rear a sizeable garden plot boasts clearly defined areas for outdoor dining, relaxation and play. This beautiful area is privately enclosed and is made up of a lawned area, raised beds and a large selection of established florals and shrubbery.

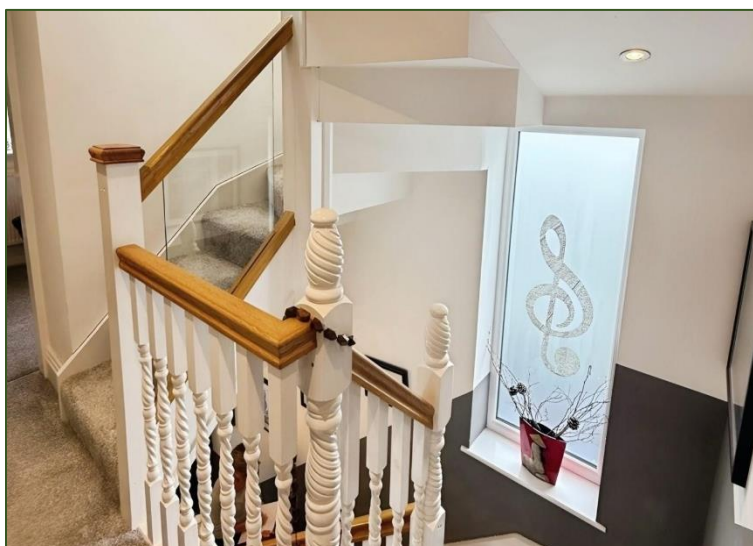
A tiled patio area provides the perfect location for outdoor dining and well earned relaxation at the close of the working day.

Within the garden space a large scale log cabin complete with lighting and power points provides an ideal room which can be adapted to a wide variety of uses.

This beautiful family home has been upgraded and maintained to exacting standards by its current owners creating an impressive, spacious and flexible living environment.

Benefitting from central heating, double glazing and a comprehensive security system we strongly recommend early viewing to avoid disappointment.

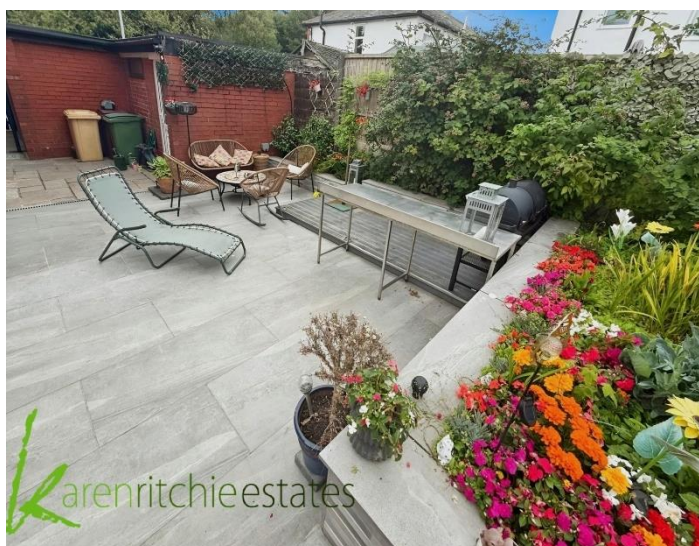






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Floorplan

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