



# 117 Chapeltown Road

## Bromley Cross, Bolton, BL7 9AW

\*\*\*IMMACULATE EXTENDED THREE BEDROOM PERIOD SEMI DETACHED\*\*SITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION\*\*DRIVEWAY PARKING & GARDEN TO REAR\*\*Charles Louis Homes are pleased to bring to the market this stunning extended semi-detached home that perfectly blends traditional charm with modern amenities. This three-bedroom property offers an open plan spacious lounge, modern fitted kitchen and dining area, with views over a beautifully maintained rear garden. The property also benefits from utility room, downstairs wc and driveway parking, making it an ideal family home or a comfortable retreat for professionals.

Bromley Cross is a highly sought-after suburb of Bolton, renowned for its picturesque landscapes, reservoirs, country walks and excellent local amenities. The area offers a perfect balance between tranquil village life and easy access to urban conveniences.

The local community is well-served by a range of quality schools, independent shops, cafes, and restaurants, contributing to the area's strong appeal to families and young professionals alike. Excellent transport links, including the Bromley Cross railway station, provide easy connections to Manchester and surrounding areas, making it a prime location for commuters.

### Halfway

5'10" x 13'6" (1.78m x 4.11m)

Wooden door with central feature stained glass, Amtico wood effect flooring, central ceiling light, stairs to first floor and gas central heating radiator

### Open Plan Kitchen

15'8" x 9'1" (4.78m x 2.77m)

uPVC double glazed window with rear elevation, skylight window, Amtico wood effect flooring, open plan kitchen diner, and living room, range of fitted wall and base units with contrasting worktops, induction hob with extractor fan, integrated double oven, integrated dishwasher sink basin and drainer with mixer tap.



### Alternative View



### Utility

6'8" x 7'5" (2.03m x 2.26m)

Stable style wooden door with access to side of the house, tiled flooring, plumbing for washing machine and a central ceiling lighting,

### Downstairs WC

6'8" x 3'5" (2.03m x 1.04m)

uPVC double glazed window with front elevation, tiled flooring, central ceiling light, two piece suite comprising of a WC and hand wash basin

### Dining Area

9'10" x 10'3" (3.00m x 3.12m)

uPVC double glazed patio doors with access to rear garden, feature log burning stove, Amtico wood effect flooring, breakfast bar with overhead lighting, inset spot lights,



### Open Plan Living Room

11'2" x 16'3" (3.40m x 4.95m)

uPVC double glazed window with front elevation, Amtico wood effect flooring, central ceiling light, gas central heating radiator, power points



### Alternative View



### First Floor Landing

7'6" x 8'10" (2.29m x 2.69m)

uPVC double glazed window with side elevation, loft access and a central ceiling light,

### Bedroom One

11'4" x 11'0" (3.45m x 3.35m)

uPVC double glazed window with front elevation, coving, carpet flooring, central ceiling light, gas central heating radiator and power points



### Alternative View



### Bedroom Two

9'9" x 12'11" (2.97m x 3.94m)

uPVC double glazed window with rear elevation, coving, carpet flooring, central ceiling light, gas central heating radiator and power points



### Alternative View



### Bedroom Three

7'6" x 6'10" (2.29m x 2.08m)

uPVC double glazed window with rear elevation, coving, central ceiling light, gas central heating radiator and power points



### Family Bathroom

5'11" x 7'8" (1.80m x 2.34m)

uPVC double glazed window with front elevation, partially tiled inset spot lights with additional led lighting, extractor fan, heated towel rail and a three piece suite comprising of a bath with over head thermostatic shower and glass screen, WC, hand sink basin with vanity.



### Rear Garden

An enclosed private west facing rear garden with a patio area and lawn areas with mature shrubs.



### Alternative View



### Front Garden/ Driveway

Driveway parking for three vehicles with mature shrub borders