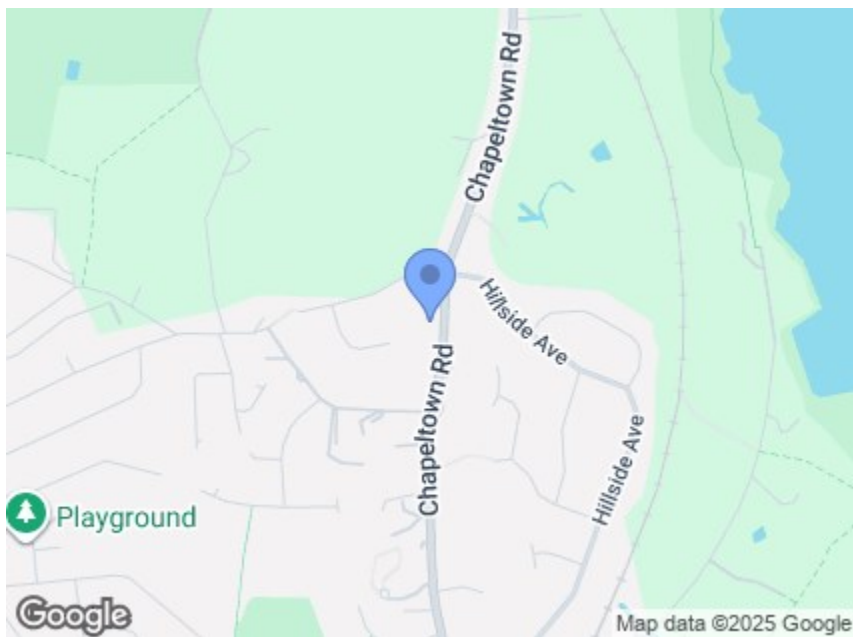
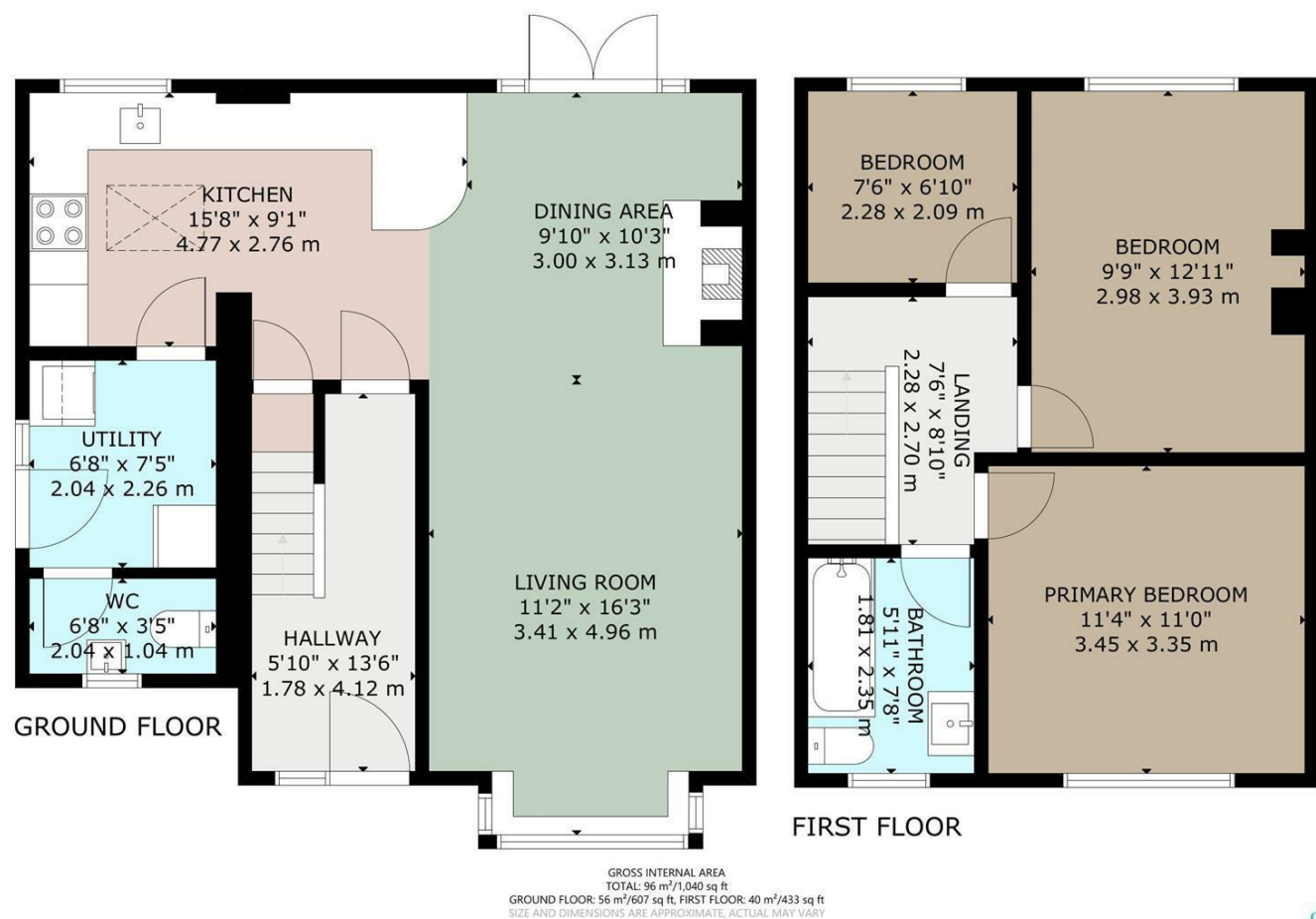
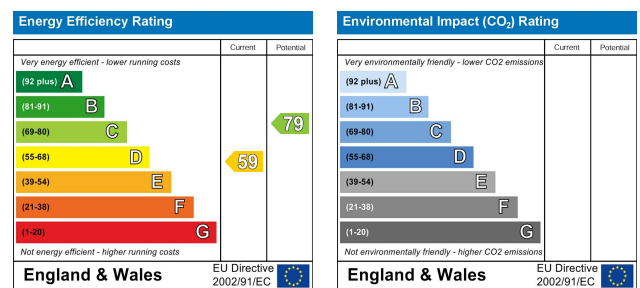




Directions

Postcode - BL7 9AW What three words -
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117 Chapeltown Road
Bromley Cross, Bolton, BL7 9AW
£375,000



- Extended three-bedroom semi-detached home combining period charm with modern living
- Contemporary fitted kitchen and dining area with views over the landscaped rear garden
- Three well-proportioned bedrooms and a modern family bathroom
- Highly sought-after Bromley Cross location close to schools, shops, cafés, and railway links to Manchester
- For information relating to utilities please contact the office.
- Spacious open-plan lounge, ideal for family life and entertaining
- Utility room and convenient downstairs WC for added practicality
- Beautiful private rear garden with lawn, patio area, and mature planting
- Tenure - Leasehold, Council Tax -Bolton band B , EPC rated D

117 Chapeltown Road

Bromley Cross, Bolton, BL7 9AW

Charles Louis Homes are delighted to present this exceptional extended three-bedroom semi-detached home, which seamlessly combines period charm with modern living. Beautifully maintained and thoughtfully designed throughout, the property offers generous and versatile living space ideal for families or professionals seeking comfort and style.

The ground floor features a spacious open-plan lounge, creating a bright and inviting area perfect for relaxation and entertaining. The contemporary fitted kitchen and dining area enjoy views over the beautifully landscaped rear garden, providing an ideal setting for family meals or social gatherings. A practical utility room and a convenient downstairs WC add further functionality, while the front driveway provides ample off-road parking.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, all presented to a high standard and designed with comfort in mind. Externally, the private rear garden offers a tranquil outdoor space with a well-maintained lawn, patio area, and mature planting – ideal for relaxing or spending time with family and friends.

Located in the highly desirable area of Bromley Cross, this home enjoys a peaceful setting close to beautiful countryside, reservoirs, and walking routes, yet remains within easy reach of excellent local amenities. The area is well regarded for its outstanding schools, independent shops, cafés, and restaurants, making it a popular choice for families and professionals alike. With Bromley Cross railway station offering direct connections to Manchester and neighbouring towns, this property perfectly balances village charm with commuter convenience.

Hallway

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