

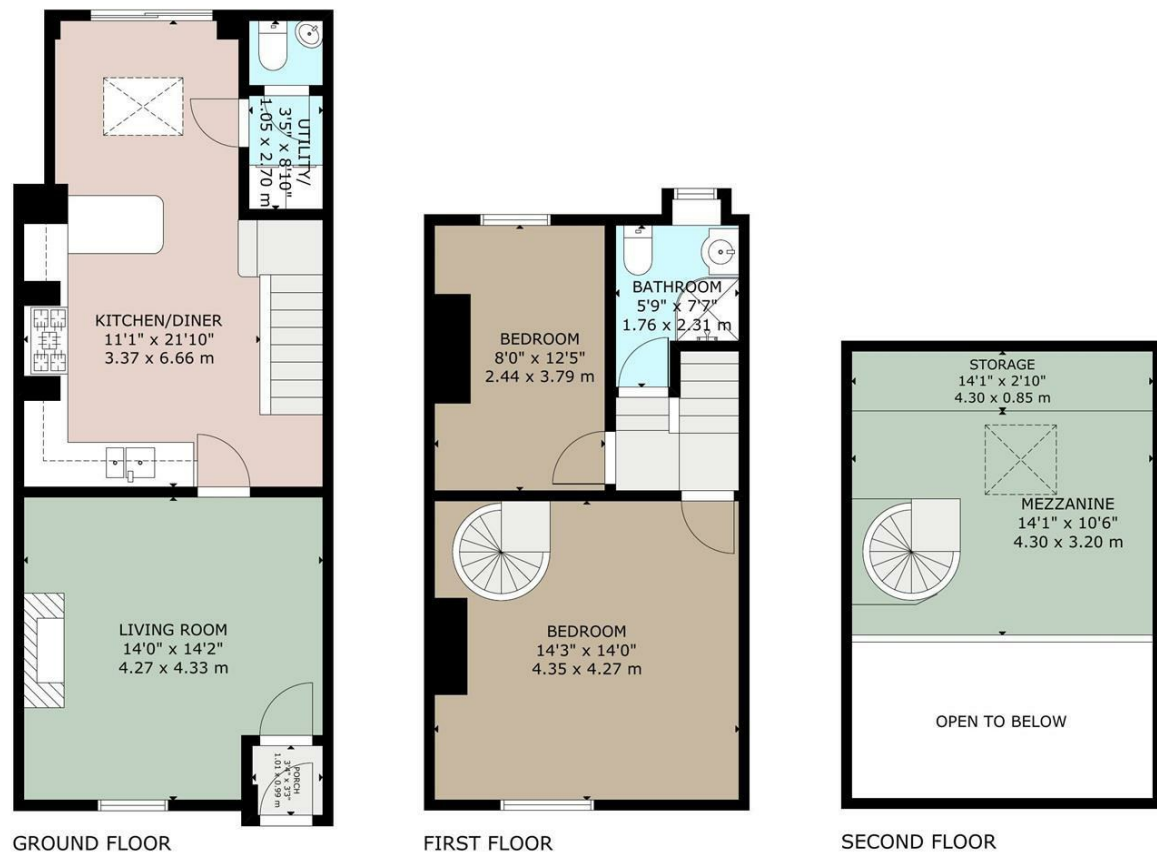


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# CHARLES LOUIS

HOMES LIMITED

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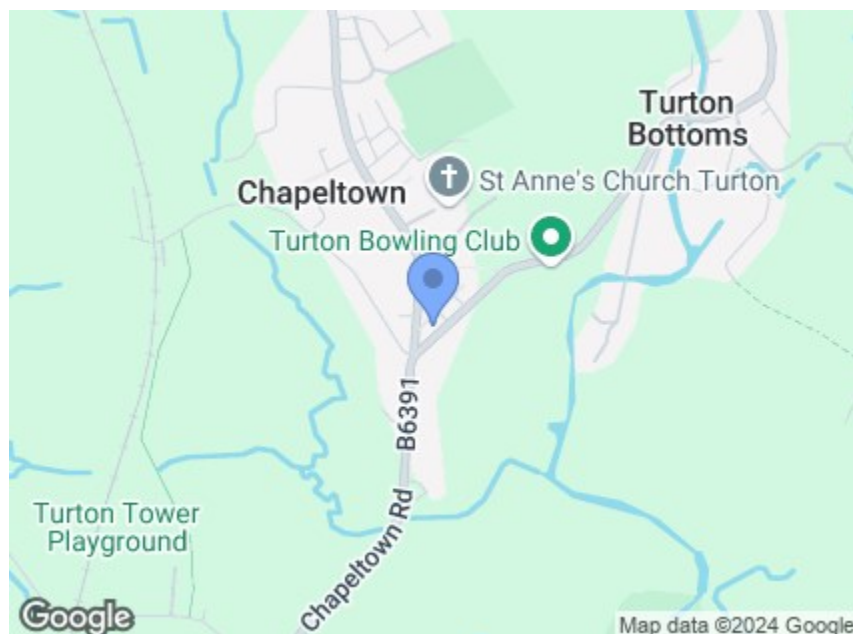


GROSS INTERNAL AREA  
TOTAL: 100 m<sup>2</sup>/1,076 sq.ft.  
GROUND FLOOR: 46 m<sup>2</sup>/500 sq.ft. FIRST FLOOR: 36 m<sup>2</sup>/384 sq.ft. SECOND FLOOR: 18 m<sup>2</sup>/192 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



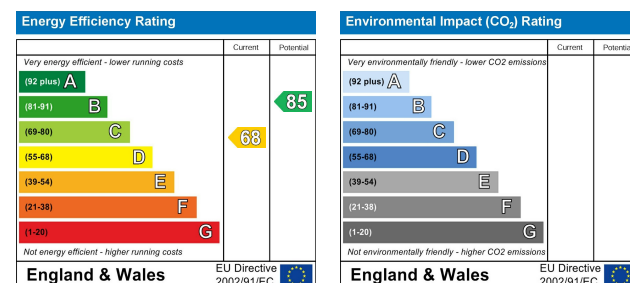
9 Wellington Road  
Turton, Bolton, BL7 0EG

Offers in the region of £270,000



### Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Markland St. Continue to follow A676 and then turn right onto Bury Rd. Turn left onto Bolton Rd and then continue onto Wellington Rd.



- Immaculate Stone Cottage With Character & Finished To A High Standard
- Period Features & Exposed Stone Walls Throughout
- Open Plan Kitchen/Breakfast Area, With Sperate Utility Room & Downstairs WC
- Private Raised Flagged Patio Area, Close To Countryside Walks
- Features Two Bedrooms & a Spacious Mezzanine Area.
- Located In A Quiet & Well Sought After Area In Edgworth
- Close To Local Village Shops, Transport Links & Stunning Countryside Walks & Reservoirs
- A Must See!!! To Appreciate Charm, Finish, Size & Location Of Property

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.

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# 9 Wellington Road

## Turton, Bolton, BL7 0EG

\*\*\*IMMACULATE PERIOD STONE COTTAGE, FINISHED TO A HIGH STANDARD\*\*TWO BEDROOMS & MEZANINE\*\*OPEN PLAN KITCHEN/DINER, WITH SEPERATE LIVING ROOM\*\*LOCATED IN A QUIET & WELL SOUGHT AFTER AREA\*\*Charles Louis Homes are pleased to bring to the market this beautiful stone cottage, which offers a blend of character and high-quality modern finishes, featuring two bedrooms and a spacious mezzanine area. Fully refurbished by the previous owners, the property is located in the sought-after Edgeworth Village, close to Bromley Cross Rail Station, excellent schools, and local amenities.

Inside, the cottage is surprisingly spacious, starting with an entrance vestibule that leads into a welcoming lounge and an open-plan dining kitchen. A utility room and a downstairs WC provide added convenience.

Upstairs, there are two bedrooms, with the main bedroom featuring an impressive mezzanine, which would make an ideal office or additional living space. A stylish three-piece shower room completes the first floor. Outside, the property boasts a flagged garden at the front and a private, stone-paved patio at the rear that is not overlooked, adding a peaceful outdoor retreat.

### Porch

3'4 x 3'3 (1.02m x 0.99m)  
Composite door to front elevation, with original stain glass wooden door leading in to living room.

### Living Room

14'0 x 14'2 (4.27m x 4.32m)  
uPVC double glazed window to front elevation with shutters, exposed original stone wall, feature fireplace with gas fire, coving, inset spots, gas central heating radiator and access through to open plan kitchen/diner.



### Alternative View



### Open Plan Kitchen/Diner

11'11 x 21'10 (3.63m x 6.65m)  
Fitted with a range of modern wall and base units with integrated fridge x 2 and freezer, five ring range cooker, modern extractor, one and half inset sink with mixer tap, quartz worktops and splashback, island with wooden worktops, breakfast area with wooden worktop and seating for two, laminate wood flooring, inset spot lights, downlights, gas central heating radiator, sliding double doors leading to courtyard and access to utility room and downstairs wc.



### Alternative View



### Utility Room

3'5 x 8'10 (1.04m x 2.69m)  
Space for washing machine and dryer, storage units, combi boiler, centre ceiling light, laminate wood flooring and access to downstairs wc.

### Downstairs WC

Fitted with a two piece suite, comprising of low level wc, wash hand basin, laminate wood flooring, centre ceiling light & gas central heating radiator.

### First Floor

Leading off to Master bedroom with Mezzanine, Bedroom two and shower room

### Master Bedroom

14'3 x 14'0 (4.34m x 4.27m)  
uPVC double glazed window to front elevation with shutters, exposed original stone wall, inset spots, gas central heating radiator, centre ceiling light and inset spots with spiral staircase leading up to mezzanine.



### Alternative View

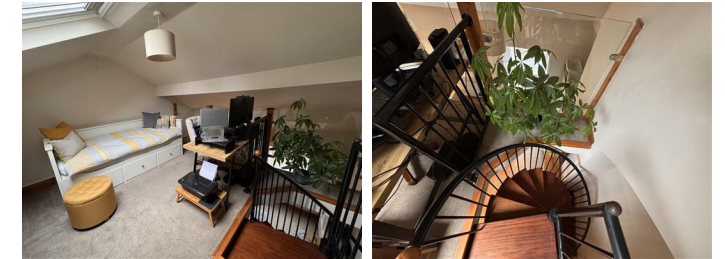


### Mezzanine

14'1 x 10'6 (4.29m x 3.20m)  
Velux window to rear elevation, glass mezzanine, centre ceiling light and storage cupboards.

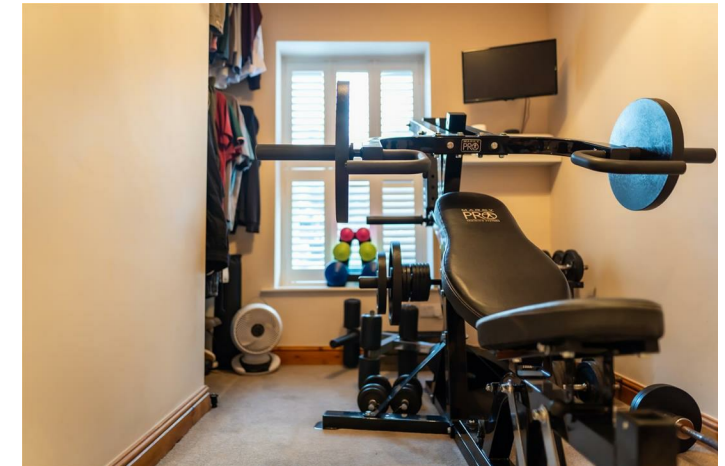


### Alternative View



### Bedroom Two

8'0 x 12'5 (2.44m x 3.78m)  
uPVC double glazed window to rear elevation with shutters, centre ceiling light and gas central heating radiator.



### Bathroom

5'9 x 7'7 (1.75m x 2.31m)  
uPVC double glazed frosted window to rear elevation, fitted with a three piece suite, comprising of walk in shower, low level wc and hand wash basin with vanity unit below, inset spots, modern heated radiator, part tiled walls and laminate wood flooring.



### Rear Courtyard

Steps leading to a raised private flagged courtyard, with gate access to rear.

