



Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

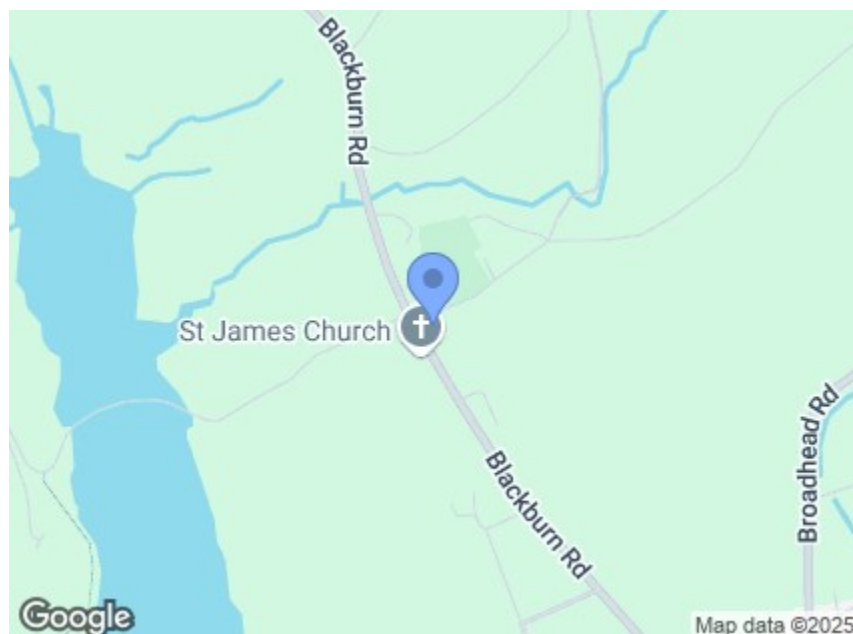
# CHARLES LOUIS

HOMES LIMITED

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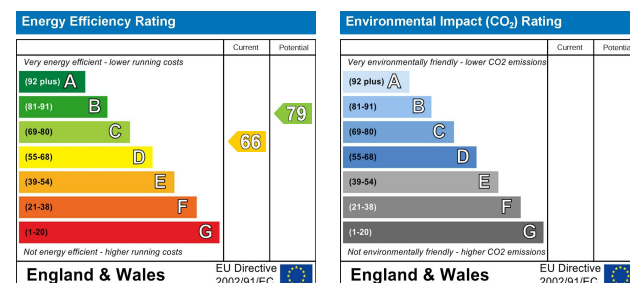


GROSS INTERNAL AREA  
TOTAL: 337 m<sup>2</sup>/3,628 sq.ft  
GROUND FLOOR: 127 m<sup>2</sup>/1,362 sq.ft, FIRST FLOOR: 105 m<sup>2</sup>/1,133 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

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



## 306 Blackburn Road

Turton, Bolton, BL7 0PL

Offers over £460,000



- Well Presented Five Bedroom, Extended Semi Detached Family Home
- Situated In A Quiet & Well Sought After Location In Edgworth.
- Family Bathroom, Downstairs Shower Room & En-Suite To Master Bedroom
- Close To Local Village Shops, Countryside Walks & Transport Links

- Sold With No Chain
- Open Plan Kitchen, Dining & Family Room, Perfect for Entertaining Family & Friends
- Gardens To Front & Rear With Ample Driveway Parking
- A Must See!!! To Appreciate Size, Charm & Location of Property

# 306 Blackburn Road

## Turton, Bolton, BL7 0PL

\*\*\*SOLD WITH NO CHAIN\*\*WELL PRESENTED FIVE BEDROOM SEMI DETACHED FAMILY HOME\*\*SITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION\*\*DRIVEWAY PARKING & GARDENS\*\*\*Charles Louis Homes are pleased to bring to the market this spacious semi-detached family home located in the tranquil, and much sought after, village of Edgworth, known for its scenic beauty, village lifestyle and peaceful countryside beauty.

Externally this stunning home features a large private rear garden with a lawn and patio providing ample outdoor space for relaxing with the family or entertaining. A welcoming front garden sits next to a large gravel driveway which provides ample parking spaces.

Inside the home three reception rooms provide a myriad of options for family living, a cosy lounge with a stone fireplace, a large formal living room with double patio doors, and an open-plan dining/sitting area with open access to a traditional farmhouse style kitchen.

On the first floor this property the space has been maximised for family life and features five bedrooms, with an en-suite to the master, and a good sized family bathroom.

Edgworth is an ever popular location due to its superb mix of countryside living and bustling village lifestyle. The property offers easy access to the beautiful local walking trails, including the nearby Wayoh and Entwistle Reservoirs, as well as a variety of superb village hospitality offerings.

The location of this property also benefits from its proximity to reputable local schools and offers convenient transport links for commuting to nearby towns and cities.

This charming home undoubtedly provides the perfect blend of a residence designed for modern family life, set in a beautiful and very popular location.

### Porch

6'5 x 3'10 (1.96m x 1.17m)  
uPVC door to front elevation, tiled flooring, double glazed window to side elevation, centre ceiling light, original stained glass wooden door leading into hallway.

### Hallway

Stairs leading to first floor accommodation, with centre ceiling light, laminate wood flooring, dado rail, gas central heating radiator and access to downstairs accommodation.



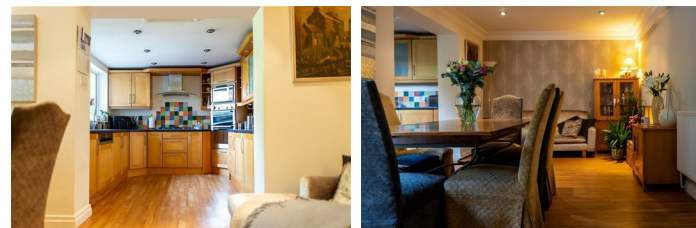
### Lounge

14'10 x 12'3 (4.52m x 3.73m)  
uPVC double glazed window to front elevation, overlooking the garden, stone fireplace with gas fire, centre ceiling light with centre rose, wall lighting, coving and gas central heating radiator.



### Open Plan Kitchen/Diner & Family Room

10'10 x 9'9 (3.30m x 2.97m)  
uPVC double glazed window to side elevation overlooking the gardens, fitted with a range of modern wall and base units with contrasting worktops and splashback tiles, inset sink with mixer tap, four ring gas hob with modern extractor above, integrated double oven and microwave, integrated dishwasher, laminate wood effect flooring, inset ceiling spot lights, down lights and access to open plan dining area and family room.



### Dining Area & Family Room

21'6 x 10'7 (6.55m x 3.23m)  
Light and airy space, ideal for entertaining family and friends with French patio doors, overlooking rear patio and garden. fitted with laminate wood effect flooring, inset ceiling spot lights, gas central heating radiator, under stairs storage, power points and access utility, living room and downstairs wc.



### Living Room

19'3 x 17'0 (5.87m x 5.18m)  
uPVC double glazed window to front elevation, inset feature fire, inset ceiling spot lights, coving, gas central heating radiator, power points and uPVC double glazed patio doors leading out to the wrap around garden.



### Downstairs Shower Room & WC

uPVC window to rear elevation, fitted with a modern three piece suite, comprising of walk in shower, low level WC, hand wash basin with vanity units, part tiled walls, laminate wood flooring and inset spot lights.

### Utility Room

10'7 x 10'1 (3.23m x 3.07m)  
uPVC double glazed window to side elevation and access to side garden, fitted with a range of wall and base units and contrasting worktops, inset sink and mixer tap, space for washing machine and dryer, space for fridge freezer, laminate wood flooring, inset spots and gas central heating radiator. Also storage cupboard housing boiler.

### First Floor Landing

Leading off to five bedrooms and family bathroom.

### Master Bedroom

17'1 x 13'10 (5.21m x 4.22m)  
uPVC double glazed window to front elevation with countryside views, fitted wardrobes, inset spot lights, gas central heating radiator, power points and access to en-suite.



### Alternative View



### En-suite

7'5 x 5'9 (2.26m x 1.75m)  
uPVC double glazed frosted window to side elevation, fitted with a modern three piece suite, comprising of walk in shower, low level WC, hand wash basin, partially tiled walls and tiled floor, inset spots and chrome heated towel rail.

### Bedroom Two

13'0 x 11'10 (3.96m x 3.61m)  
uPVC double glazed window with front elevation with stunning views, centre ceiling light, gas central heating radiator and power points.



### Bedroom Three

13'0 x 10'11 (3.96m x 3.33m)  
uPVC double glazed window to rear elevation, fitted wardrobes, centre ceiling light, gas central heating radiator and power points.



### Bedroom Four

17'1 x 9'0 (5.21m x 2.74m)  
uPVC double glazed window to rear elevation, fitted wardrobes, centre ceiling light and gas central heating radiator.



### Bedroom Five

8'11 x 8'6 (2.72m x 2.59m)  
uPVC double glazed window to front elevation, centre ceiling light, gas central heating radiator and power points.

### Family Bathroom

8'6 x 6'10 (2.59m x 2.08m)  
uPVC double glazed window to rear elevation, fitted with a modern three piece suite, comprising of bath with shower above, low level WC, hand wash basin, partly tiled walls, laminate wood flooring, heated towel rail and inset spot lights.



### Rear Garden

Large and private garden which surrounds the property, with a patio area and lawned area with raised patio area, mature shrubs and bushes, gated access to front at side elevation



### Alternative View



### Front External

Pathway leading to front door, private lawned area set behind trees and shrubberies, with ample driveway parking

Tenure - Leasehold  
Council Tax - Blackburn with Darwen Band D