



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

CHARLES LOUIS
HOMES LIMITED

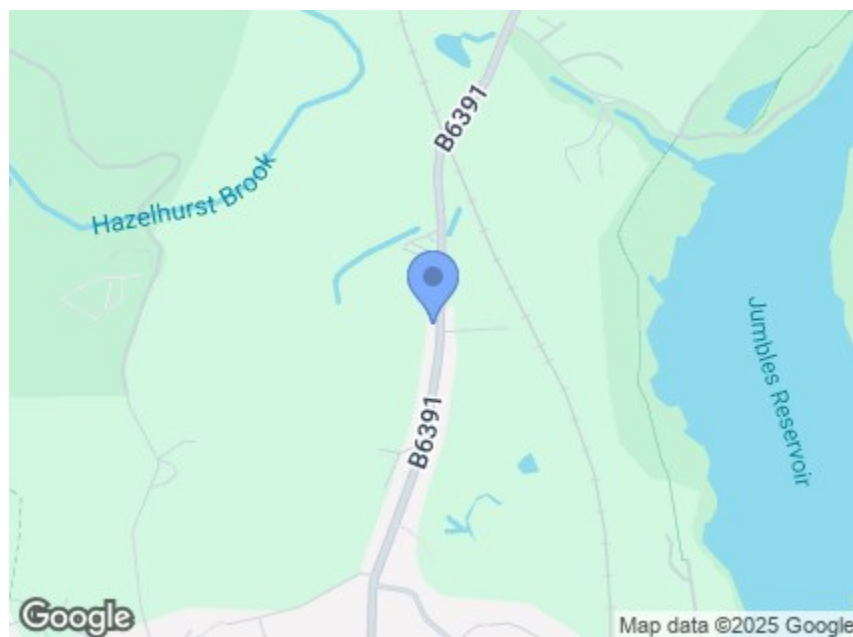
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GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 89 m²/952 sq.ft
GROUND FLOOR: 47 m²/504 sq.ft, FIRST FLOOR: 42 m²/448 sq.ft
EXCLUDED AREAS: PORCH: 1 m²/13 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL7 9AN What three words -
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217 Chapeltown Road
Bromley Cross, Bolton, BL7 9AN

Offers in the region of £270,000



- Well-presented two-bedroom cottage, sold with no onward chain
- Stunning views over Jumbles & surrounding countryside to front & rear
- Private well proportioned garden to rear with stunning countryside views
- Close to local amenities, countryside walks and transport links
- Bright and airy interiors contributing to a welcoming atmosphere
- Spacious lounge & modern fitted kitchen/dining area & separate utility room
- Ample space for parking outside the property with good size garden to rear.
- A Must See!!! To appreciate size, location & charm 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.

217 Chapeltown Road

Bromley Cross, Bolton, BL7 9AN

****SOLD WITH NO CHAIN**** Immaculate two bedroom cottage with garden**Located in a quiet & well sought after location with stunning views over Jumbles reservoir & surrounding countryside** Charles Louis Homes are pleased to bring to the market this beautifully presented two-bedroom cottage, that unites contemporary finishes with a cosy, welcoming feel. Inside, the light-filled interiors include well-proportioned bedrooms and a spacious lounge with original beams and electric log-effect burning stove. This property is sold with no onward chain!

A modern, well-equipped kitchen, utility room, and downstairs WC enhance the home's practicality, while its private outdoor area lends itself to both alfresco dining and quiet relaxation.

Upstairs, two generously sized bedrooms offer uninterrupted views over surrounding countryside and Jumbles reservoir, complemented by a stylish three-piece bathroom suite.

The property also comes with a well proportioned garden overlooking countryside and electric car point.

Positioned in the semi-rural neighbourhood of Chapeltown within Bolton's borough, the property enjoys a tranquil setting and a friendly local community. Everyday essentials are within easy reach, courtesy of nearby shops, cafes, and eateries, and nature lovers will appreciate the scenic walking paths and green spaces in the area. With convenient transport links to Bolton and Bury, 217 Chapeltown Road is an ideal haven for those seeking a peaceful retreat without compromising on accessibility.

Porch

3.1 x 4.3 (0.91m.0.30m x 1.22m.0.91m)
Composite door to front elevation, with LVT flooring, leading in to living room.

Living Room

14'10 x 14'9 (4.52m x 4.50m)
uPVC double glazed window to front elevation with stunning views over Jumbles reservoir and surrounding countryside., exposed original ceiling beams, feature fireplace with electric log burning effect stove, central ceiling light, gas central heating radiator and access through to the kitchen/diner.



Alternative View

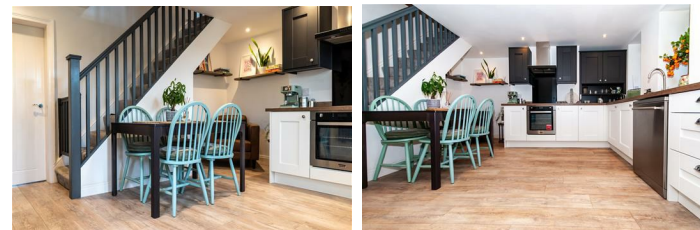


Open Plan Kitchen/Diner

14'5 x 14'8 (4.39m x 4.47m)
Fitted with a range of modern wall and base units with a contrasting wood effect worktop, integrated fridge freezer, four ring induction hob with a modern extractor, integrated oven, one and half inset sink with mixer tap, laminate wood effect flooring, inset spot lights, gas central heating radiator, three picture windows showcasing the beautiful rear countryside views, access to utility room and downstairs WC. Stairs leading to the first floor. uPVC doors leading to garden and patio area.



Alternative View



Utility Room/ WC

8'2 x 6'4 (2.49m x 1.93m)
Space for washing machine and dryer, storage units, combi boiler, inset ceiling spot lights, LVT wood effect flooring and access to downstairs WC.

First Floor Landing

9'5 x 5'2 (2.87m x 1.57m)
Leading off to both bedrooms and family bathroom, access to loft.

Master Bedroom

14'9 x 14'7 (4.50m x 4.45m)
uPVC double glazed window to front elevation with amazingly uninterrupted views over Jumbles Country Park & surrounding countryside, gas central heating radiators and a centre ceiling light.



Alternative View



Views From Master Bedroom



Bedroom Two

9'5 x 8'11 (2.87m x 2.72m)
uPVC double glazed window to rear elevation with views over local farmland and surrounding countryside, centre ceiling light and gas central heating radiator.



Views Over Countryside

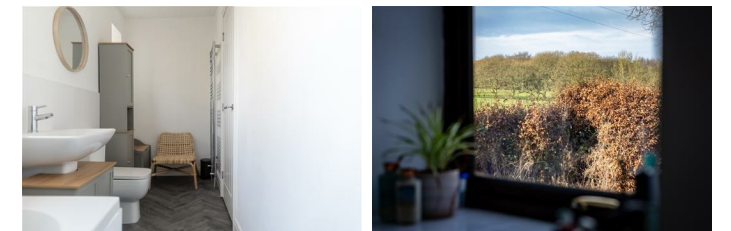


Bathroom

4'5 x 14'6 (1.35m x 4.42m)
uPVC double glazed window to side elevation with farmland views, fitted with a three piece suite, comprising of panel enclosed bath with an overhead thermostatic shower, low level WC and hand wash basin, heated towel rail, inset spots, extractor, part tiled walls and LVT wood effect flooring.



Alternative Views



Rear Garden

The spacious and completely private rear garden can be accessed via the back door or a side gate. A single step leads you onto a patio area showcasing Indian stone and low-maintenance artificial grass, all thoughtfully renovated in 2023 with new drainage. A practical shed at the far end of the garden offers extra storage. Beyond this main space, a set of steps leads to an additional piece of land that opens directly onto farmland.



Alternative Views



Parking

Room for one car directly outside house with electric charging point.

Tenure - Freehold
Council Tax - Blackburn with Darwen band C