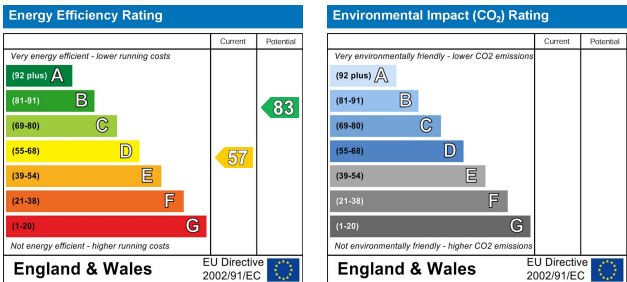


### Directions

Postcode - BL7 0EG What three words -  
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# CHARLES LOUIS

HOMES LIMITED



17 Wellington Road  
Turton, Bolton, BL7 0EG

Offers over £285,000



- Two Bedroom Plus Loft End Stone Cottage
- Property Set Over Three Levels, Well Presented Throughout
- Sold With No Chain
- Open Plan Kitchen, Dining & Living Area
- Located In A Quiet & Well Sought After Area
- Modern Fitted Bathroom & En Suite
- Courtyard to Rear & Stunning Countryside Views
- A Must See!!! Viewing Highly Recommended To Appreciate Size & Location



# 17 Wellington Road

## Turton, Bolton, BL7 0EG

**\*\*SOLD WITH NO CHAIN\*\*WELL PRESENTED TWO BEDROOM PLUS LOFT, STONE COTTAGE\*\*FINISHED TO A HIGH STANDARD, SET OVER THREE LEVELS\*\*LOCATED IN A QUIET & WELL SOUGHT AFTER AREA, WITH STUNNING VIEWS\*\***  
Charles Louis Homes are pleased to present this well presented Stone End Terrace with two bedrooms and loft room, which is currently used as a bedroom with an en-suite. The property is situated in the sought after location of Edgworth with open views of the surrounding countryside. The property briefly comprises of, an entrance vestibule leading into the Open Plan Living/Dining and Kitchen Area with a log burner and stairs ascending to the first floor. To the first floor there are two double bedrooms and a fully fitted modern bathroom. To the second floor is the loft room which is used as a bedroom and has an en-suite. To the rear of the property is an enclosed courtyard. Viewing is Highly Recommended.

### Entrance Vestibule

42 x 4'1 (1.27m x 1.24m)  
With a front facing UPVC entrance door opens into the vestibule with tiled flooring.

### Lounge

14'3 x 13'7 (4.34m x 4.14m)  
With front and side facing UPVC windows, tiled flooring, feature fireplace with with gas fire, two centre ceiling lights, under stairs storage and stairs ascending to the first floor landing.



### Alternative View



### Dining Room

13'10 x 13'7 (4.22m x 4.14m)



### Alternative View



### Open Plan Kitchen/Breakfast Area

14'3 x 10'7 (4.34m x 3.23m)  
With two velux windows, tiled flooring, power points, a range of wall and base units with solid wood work surfaces, inset sink and drainer unit, built in electric oven, gas hob with extractor hood, integrated dishwasher, inset spotlights and French doors to the rear.



### Alternative View



### First Floor Landing

With a side facing window, radiator and stairs ascending to the second floor landing.

### Family Bathroom

7'11 x 4'8 (2.41m x 1.42m)  
Fully tiled with a side facing UPVC window, tiled flooring, heated towel rail, extractor fan, three piece suite comprising; panel enclosed bath with power shower over and screen, low flush WC and hand wash basin with vanity unit.

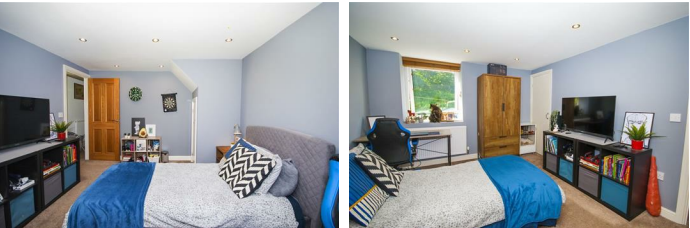


### Bedroom One

12'6 x 10'8 (3.81m x 3.25m)  
With a rear facing UPVC window, radiator, TV point, power points and inset spotlights.



### Alternative View



### Bedroom Two

11'2 x 8'3 (3.40m x 2.51m)  
With a front facing UPVC window, fitted wardrobes, radiator, inset spotlights and power points.



### Loft Room

13'4 x 10'11 (4.06m x 3.33m)  
With a velux window and a rear facing UPVC window, radiator, power points and inset spotlights.



### Alternative View



### En Suite

7'8 x 4'9 (2.34m x 1.45m)  
Fully tiled with a velux window, tiled flooring, heated towel rail, extractor fan, walk in shower cubicle with mains fed shower, low flush WC and hand wash basin with vanity unit.



### Rear Courtyard

An enclosed and low maintenance courtyard and patio area.

