

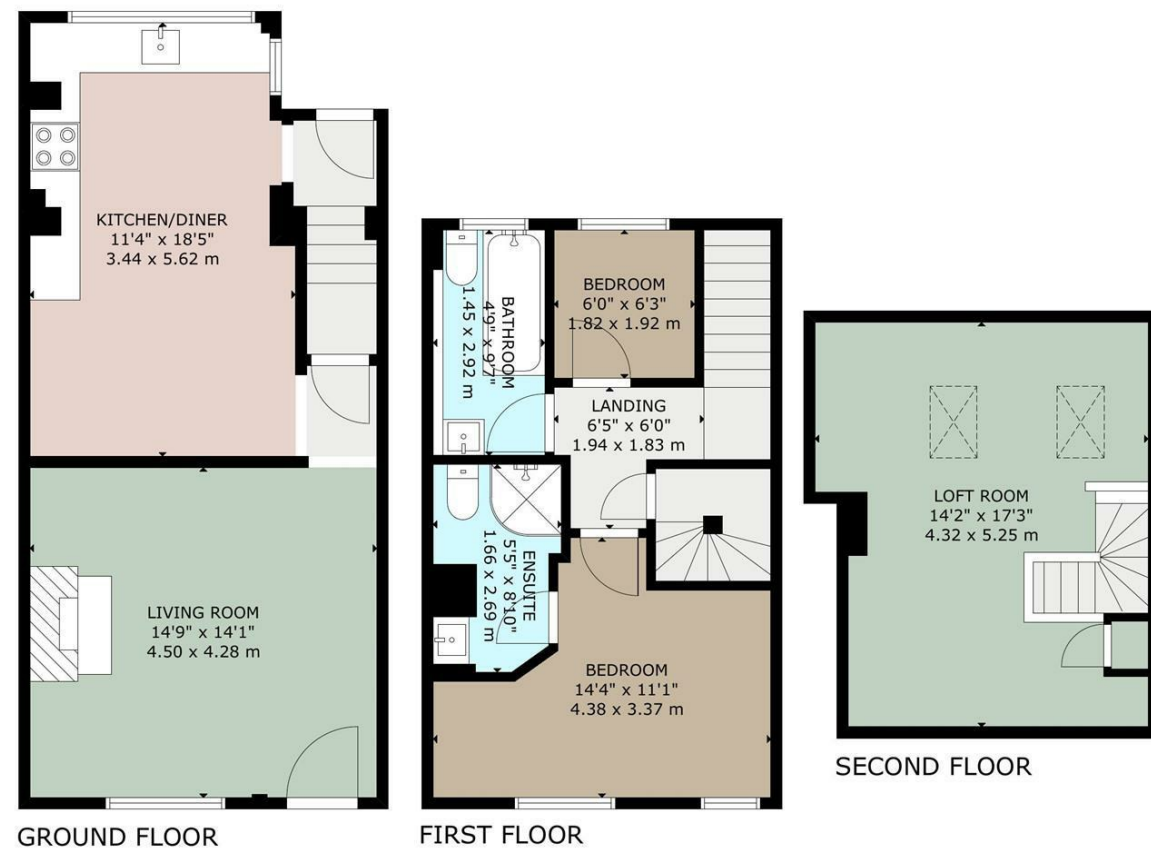


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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 96 m²/1,045 sq ft
GROUND FLOOR: 43 m²/468 sq ft, FIRST FLOOR: 32 m²/347 sq ft, SECOND FLOOR: 21 m²/230 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY



67 High Street

Turton, Bolton, BL7 0EW

Offers over £360,000



- Beautifully presented stone terrace in the heart of Chapeltown.
- Spacious modern kitchen with quality units and ample dining space
- Tastefully decorated interior offering bright and welcoming living spaces
- Prime location close to shops, cafés, schools, Bromley Cross station, and scenic countryside walks
- Character features throughout, including a cosy lounge with feature fireplace
- Main bedroom with en-suite - well-appointed three-piece bathroom
- Low-maintenance rear courtyard with on-street parking available
- Tenure - Freehold, Council Tax - Blackburn with Darwen band C, EPC - required



Directions

Postcode - BL7 0EW What 3 words - ///posed.other.bulge

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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STUNNING PERIOD END STONE COTTAGE**LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**ORIGINAL PERIOD FEATURES, WITH GARDENS TO REARWelcome to this beautifully presented two-bedroom stone terrace, ideally positioned in the heart of Chapeltown. Most beautiful village in the area, nestled within Edgworth, directly connected to its wonderful amenities, walks and landscape. Full of character and charm, this delightful home offers a blend of traditional features and modern touches, making it perfect for first-time buyers, downsizers, or those seeking a well-connected home in a highly desirable location.

The ground floor comprises a warm and inviting lounge with a feature fireplace, leading through to a spacious modern kitchen complete with quality units, ample worktop space, and room for dining. Upstairs, the property offers two generous bedrooms and a well-appointed three-piece bathroom. The home has been tastefully decorated throughout, with working sash windows throughout, providing a bright and welcoming feel.

Externally, the property benefits from a low-maintenance rear courtyard—ideal for outdoor seating—along with on-street parking to the front.

Situated on the ever-popular High Street, the home is within walking distance of local independent shops, cafés, restaurants, highly regarded schools, and Bromley Cross railway station, offering direct links into Manchester. Beautiful countryside walks, including Wayoh, Entwistle and Jumbles Reservoirs, also close by is Bromley Cross, with its bars and station etc, making this an excellent choice for those who enjoy both convenience and outdoor living.

67 High Street presents an excellent opportunity to secure a charming, character-filled home in one of the area’s most sought-after locations.

Living Room

14'9 x 14'1 (4.50m x 4.29m)

A warm and inviting reception room featuring exposed stone walls and ceiling beams that showcase the heritage of the property. The room enjoys solid York stone flooring, a log burner with a stone hearth, while large working sash windows bring in plenty of natural light.



Alternative View



Open Plan Kitchen/Diner

11'4 x 18'5 (3.45m x 5.61m)

Two sash windows overlooking gardens to the rear, a spacious open-plan kitchen and dining zone with original solid York stone for durability and ease of maintenance. The inglenook stone surround to the beautiful range Aga cooker, adds rustic character, complementing the traditional cabinetry and work surfaces. Ample space for a family dining table makes this a sociable heart of the home, perfect for gatherings and day-to-day living.

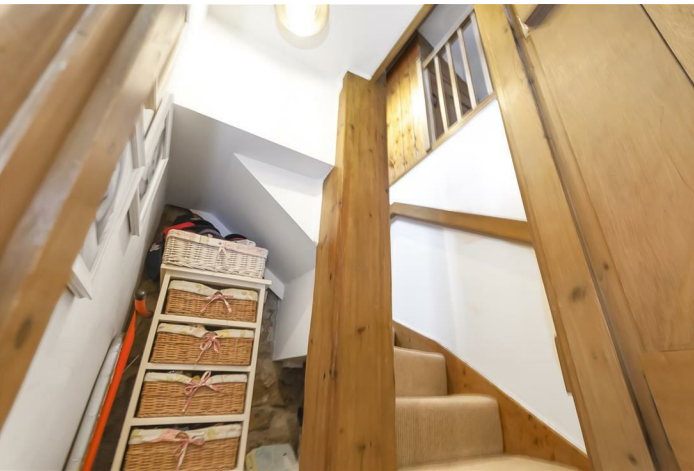


Alternative View



First Floor Landing

6'5 x 6'3 (1.96m x 1.91m)



Bedroom One

14'4 x 11'1 (4.37m x 3.38m)

A generous master bedroom with lots of natural light is a stunning room with en-suite and carpeted flooring for comfort underfoot. The room retains character through subtle original features, with space for wardrobes and additional furnishings. The exposed stone elements seen throughout the property continue the rustic aesthetic, giving the room a calm and cosy feel.



En-suite

5'5 x 8'10 (1.65m x 2.69m)

Exposed stone walls with a corner shower in a glass enclosure and waterfall rain head, WC, recessed hand wash basin and a chrome heated towel rail.



Office/ Nursery Room

6 x 6'3 (1.83m x 1.91m)

Overlooking gardens and views to rear, a further bedroom ideal for a young child, dressing room, or study. Finished with carpeted flooring, this room also benefits from the natural warmth and soundproofing of the property's original stone structure.



Bathroom

4'9 x 9'7 (1.45m x 2.92m)

Fitted with a three piece Victorian bathroom suite comprising of a panel enclosed bath, WC and hand wash basin, tiled flooring, inset spots and brass heated towel rail.



Loft Room

14'2 x 17'3 (4.32m x 5.26m)

A versatile top-floor room with a distinctly characterful feel. The exposed stonework and cosy proportions create a charming and adaptable space, with velux windows letting in the natural light — ideal as an additional bedroom, study, studio, or hobby room.



Rear Garden

A well-kept rear courtyard but also split level garden to rear, lower area sheltered and private plus gated side passageway with log store and sheds

