

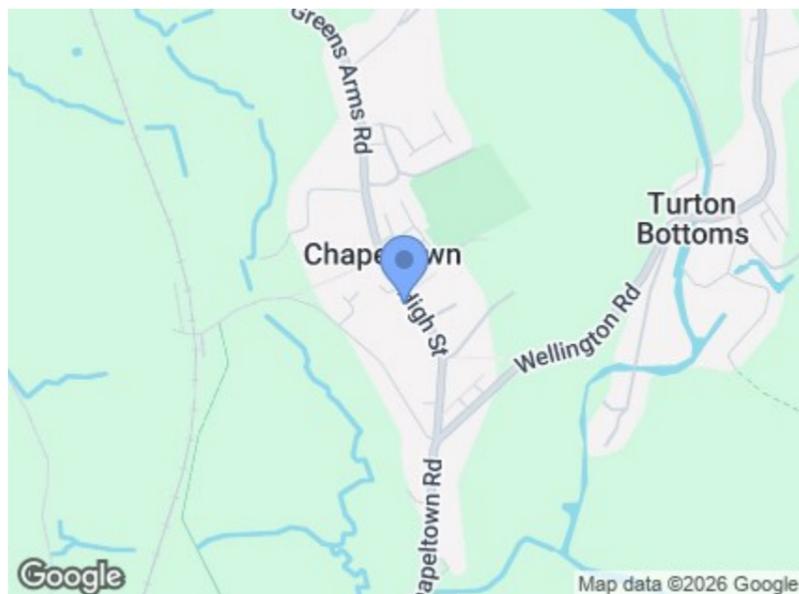


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

# CHARLES LOUIS

HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



### Directions

Postcode - BL7 0EW What3words -  
///tame.horseshoe.charging

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	83		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

**65 High Street**  
Turton, Bolton, BL7 0EW  
**£260,000**



- Characterful stone cottage in the heart of Chapelton village
- Generous dining kitchen with ample space for dining and staircase to first floor
- Stylish three-piece bathroom with traditional style fittings
- Convenient location close to local amenities, countryside walks and transport links into Bolton and Manchester
- Spacious lounge with exposed beams and feature stone fireplace with wood-burning stove
- Two well-proportioned bedrooms with attractive wooden flooring
- Charming stone flagged rear patio garden with pleasant open outlook
- Tenure - Freehold, Council Tax - Blackburn with Darwen band C, EPC rated C

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.

# 65 High Street

Turton, Bolton, BL7 0EW

A charming two-bedroom stone cottage full of character and warmth, ideally positioned in the heart of Chapeltown village. The property offers a wonderful blend of traditional features and comfortable living spaces, including exposed beams, wooden flooring and a striking stone fireplace with wood-burning stove that forms the centrepiece of the living room.

The accommodation is well proportioned throughout, with a spacious lounge providing a welcoming space to relax, while the generous dining kitchen offers ample room for cooking, dining and entertaining. The cottage-style staircase rises from the kitchen to the first floor, adding further charm and character to the home.

Upstairs, the property offers two well-sized bedrooms along with a stylish family bathroom finished with distinctive tiling and traditional fittings. The overall layout provides a comfortable and practical home while retaining the charm expected of a character cottage.

Externally, the property enjoys a delightful stone flagged patio garden to the rear, surrounded by mature planting and enjoying pleasant open views across the surrounding greenery, creating a peaceful outdoor space ideal for relaxing or entertaining.

Situated within easy reach of local shops, cafés and amenities in Chapeltown as well as excellent transport links and nearby countryside walks, this attractive cottage will appeal to a wide range of buyers seeking a home with character in a highly desirable village setting.

## Lounge

A characterful and spacious reception room featuring exposed ceiling beams and a striking stone fireplace housing a multi fuel stove, creating a warm focal point to the room. The space offers plenty of room for lounge furniture and enjoys natural light from the front-facing window, while wooden flooring adds warmth and complements the cottage-style character of the property.



## Alternative View



## Kitchen Diner

A generous dining kitchen fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. The room comfortably accommodates a dining table, making it ideal for everyday family living or entertaining. Exposed beams and a feature staircase rising to the first floor add further character, while windows and a rear door allow plenty of natural light and access to the outside space.



## Alternative View



## Rear Porch

A practical rear porch accessed from the kitchen, featuring traditional quarry tile flooring. This useful space provides access out to the garden and offers an ideal area for storing coats, shoes or outdoor equipment.

## First Floor Landing

Spacious landing area with attractive wooden flooring and access to all first-floor rooms. The landing provides a pleasant sense of space and character, enhanced by the staircase design and a useful glass fronted built-in cupboard.

## Bedroom One

A large double bedroom positioned to the front of the property, offering ample space for bedroom furniture. The room benefits from wooden flooring and a large window allowing plenty of natural light, creating a bright and comfortable retreat.



## Bedroom Two

A well-proportioned second bedroom which could also serve as a guest room, dressing room or home office. The room enjoys beautiful views to open countryside and features neutral décor with wooden flooring.



## Bathroom

A stylish and generously sized bathroom fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin set within a vanity unit and low-level WC. Finished with striking tiled walls and complemented by a window providing natural light and ventilation.



## Rear Yard

To the rear of the property is a charming stone patio garden, providing a private outdoor seating area ideal for relaxing or entertaining. Surrounded by mature planting and enjoying attractive outlooks towards greenery.

There is space for discreet bin storage within the patio and shared access to the street for bin collection/emptying.



## Countryside views

