

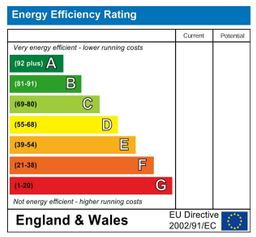
GROSS INTERNAL AREA
TOTAL: 113 m²/1,219 sq ft
GROUND FLOOR: 34 m²/365 sq ft, FIRST FLOOR: 40 m²/433 sq ft
SECOND FLOOR: 39 m²/421 sq ft
EXCLUDED AREAS: PORCH: 1 m²/11 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

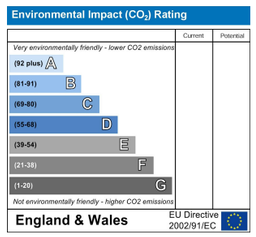
CHARLES LOUIS
HOMES LIMITED



Directions

Postcode - BL7 0EA What3words - ///hats.quality.elevates





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.

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96 Wellington Road

Turton, Bolton, BL7 0EA

Price guide £325,000

3 2 2

- **Edgworth Village Location**
- **Stunning Views**
- **Ready for Full Modernisation**
- **3 Bedrooms/ 2 Bathrooms**
- **Period Features**
- **Countryside Living**
- **Stone Fire Place with Log Burner**
- **Tenure - Freehold, Council Tax - Blackburn with Darwen band D, EPC - awaiting**

96 Wellington Road

Turton, Bolton, BL7 0EA

Superb period property in the highly desirable village of Edgworth. Across three floors with a small garden overlooking the river, this property is a classic example of the historic cottage style housing in the village.

Requiring full modernisation this is an ideal property for prospective purchasers looking to add their own stamp to an impressive property.

Porch

An ideal space to store coats and boots from those long country walks.

Living Room

A generously proportioned living room with a high ceiling and full of traditional character, featuring exposed ceiling beams and an impressive stone-built fireplace housing a warming log burner. A staircase rises to the upper floor, whilst a double glazed bay window provides natural light and a view of the mature plantings in the front garden.
The living room at Wellington Road is the heart of the home, ideal for for busy family days and cosy relaxing evenings.



Kitchen

A true cottage style kitchen, fitted with a range of wooden wall and base units complemented by real wood work surfaces and tiled splashbacks. Includes an inset sink, integrated oven, gas hob and spaces for a washing machine and freestanding refrigerator. A window behind the sink unit provides spectacular views of the river and the countryside surrounding Edgworth village.



Bedroom 3 - Ground Floor

Separated from the rest of the ground floor by a semi-partition wall which contains built in storage and wardrobe space, this room is on 2 levels, the top level comfortably accommodating a double bed and providing access to an en-suite shower room.
This room could be utilised as a spacious home office or extra reception room, depending on requirement.





Reception 2 / Music Room - Ground Floor

A good sized room, ideal for dining whilst overlooking the rear garden, this room is on the opposite side of the bedroom partition and provides an ideal recreational or dining space.



Landing and Stairs

A split-level landing provides access to the bedrooms and family bathroom, with useful fitted storage, timber detailing and a wooden balustrade along the stairs.

Bedroom 1 - 2nd Floor

A spacious double bedroom with high ceilings and a double glazed a window to the front aspect overlooking the garden and surrounding countryside. With a large built in storage cupboard contained behind rustic doors.



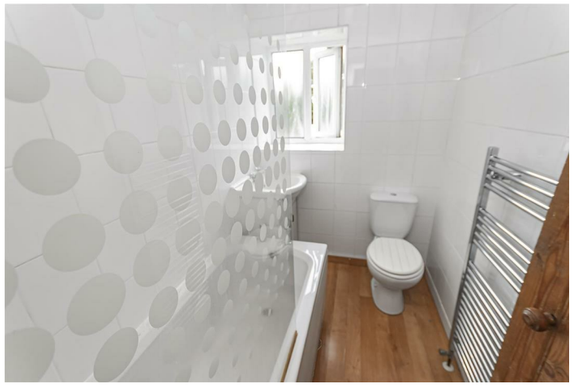
Bedroom 2 - 2nd Floor

A second well-proportioned double bedroom with a high ceiling providing a light and spacious feel, featuring a rear aspect double glazed window that afford stunning views over the river and countryside.



Family Bathroom

Updated recently and fitted with a three-piece suite comprising a panelled bath, pedestal wash basin and low-level WC. Finished with partially tiled walls, wood-effect flooring and a chrome heated towel rail.



Shower Room / En-suite to Bedroom 3

Ground floor shower room, fitted with a corner shower enclosure, pedestal wash basin and low-level WC, complemented by tiled walls and flooring.



Rear Garden

An enclosed paved rear garden bordered by the river, established planting, stone walling and timber fencing, providing a pleasant space for outdoor seating and enjoying views down the river and of the Edgworth countryside and village. A haven of tranquillity.

