



High Street, Belmont, Bolton

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this impressive four-storey, four-bedroom mid-terrace home, situated in the highly sought-after village of Belmont. Offering deceptively spacious accommodation across four floors, this charming property is perfectly suited to couples, growing families or those looking to downsize without compromising on space. Combining character features with versatile living accommodation, the home enjoys a wonderful setting surrounded by beautiful countryside, with an abundance of scenic walks right on the doorstep. Belmont is renowned for its excellent local schools and peaceful village atmosphere, whilst nearby Darwen and Astley Bridge provide a fantastic selection of supermarkets, shops, cafés, restaurants, pubs and everyday amenities. For commuters, the M65 and M61 motorways are both within easy reach, providing convenient access across Lancashire and beyond.

Stepping inside, you are welcomed by a vestibule leading into the entrance hall. To the front of the home is a spacious lounge, centred around a charming log-burning stove, creating a warm and inviting living space. To the rear, a separate sitting room or study enjoys pleasant views over the garden and surrounding countryside and benefits from fitted office furniture, making it an ideal space for those working from home, whilst also offering flexibility as an additional reception room or snug. Stairs lead down to the impressive basement level, where a generous kitchen and dining room features a quality wooden fitted kitchen complete with a built-in gas range, hob, double oven, dishwasher, washing machine and space for a freestanding fridge freezer. A large utility room and a modern shower room complete this floor.

The first floor hosts two excellent double bedrooms, including a particularly spacious principal bedroom, alongside a beautifully presented modern four-piece family bathroom featuring a walk-in shower. The second floor offers two further well-proportioned bedrooms, with the larger spanning the full width of the property and benefitting from a large Velux window overlooking the rear, while the fourth bedroom also enjoys excellent natural light from two Velux windows.

Externally, the property benefits from on-street parking to the front. To the rear is a private paved garden with a patio seating area, mature trees and established planting, along with a useful garden shed. A rear gate provides access to the back road, where there is potential for off-road parking. Offering spacious and versatile accommodation, character features and an enviable village setting, this is a fantastic opportunity to secure a beautiful home in one of the area's most desirable locations.















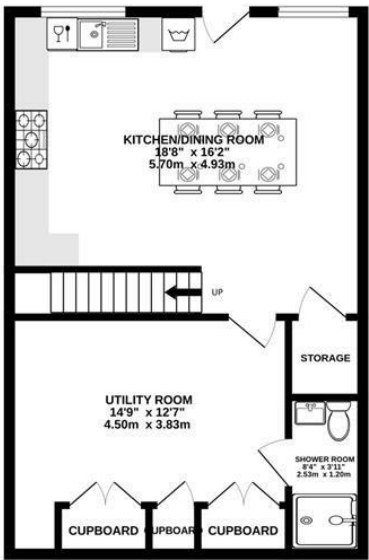




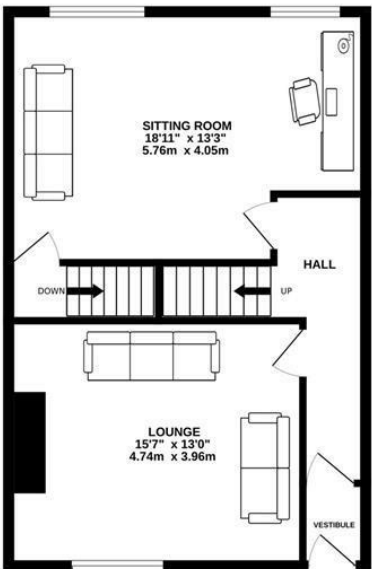


BEN ROSE

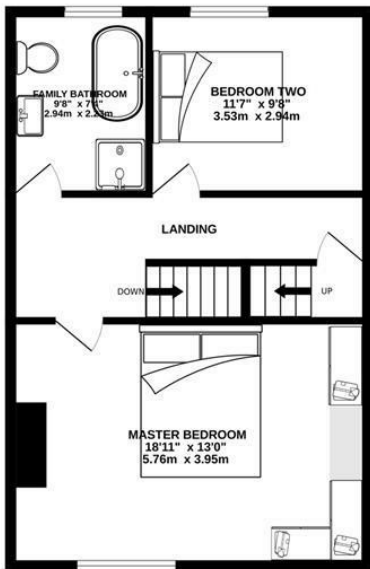
BASEMENT
537 sq.ft. (49.9 sq.m.) approx.



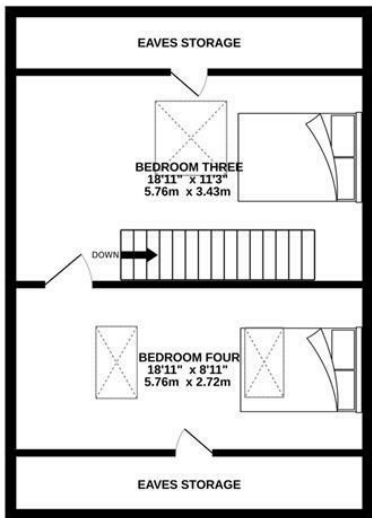
GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



LOFT
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 2132 sq.ft. (198.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
England & Wales	EU Directive 2002/91/EC	

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

