



## Naylor's Terrace, Belmont, Bolton

**Offers Over £259,995**

Ben Rose Estate Agents are pleased to present to market this attractive two-bedroom end-terrace home situated in the sought-after village of Belmont. Perfectly suited towards first time buyers, this beautifully presented property offers a wonderful balance of modern living and countryside charm, with stunning views to the front and an abundance of scenic walks right on the doorstep. Belmont is a highly desirable semi-rural location, offering a peaceful setting whilst still benefiting from excellent access to nearby towns such as Bolton and Darwen. There are convenient bus routes nearby, easy access to the A666 and M65 motorway links, and rail services available from nearby stations connecting commuters towards Manchester and beyond. The area also benefits from local pubs, cafés, schools, reservoirs and outdoor leisure opportunities, making it an excellent choice for buyers looking to enjoy both convenience and countryside living.

Stepping into the home, you are welcomed by a practical vestibule offering useful storage space for coats and shoes. From here, you enter the spacious front lounge, a warm and inviting room centred around a feature fireplace, with the open staircase adding character and creating an airy feel. Moving through the property, you'll find the modern kitchen/diner, fitted with integrated appliances and offering ample space for a dining table, making it ideal for both everyday living and entertaining. To the rear of the home is the standout orangery, flooded with natural light from the roof windows and featuring sliding doors that open out onto the rear yard, creating a seamless connection between indoor and outdoor living.

To the first floor, the property continues to impress with two well-proportioned bedrooms, both benefiting from fitted wardrobes for added convenience. The master bedroom enjoys front-facing, countryside views across the surrounding hills and is further enhanced by a stylish three-piece en-suite shower room. Completing the first floor is the modern three-piece family bathroom, finished to a tasteful standard.

Externally, the property offers a driveway to the front providing off-road parking for one vehicle. To the rear is a lovely enclosed yard, perfectly positioned to take advantage of the beautiful hillside views and peaceful surroundings. Combining attractive presentation, modern interiors and a picturesque village setting, this charming home presents an excellent opportunity for first time buyers looking to step onto the property ladder in a truly desirable location.





















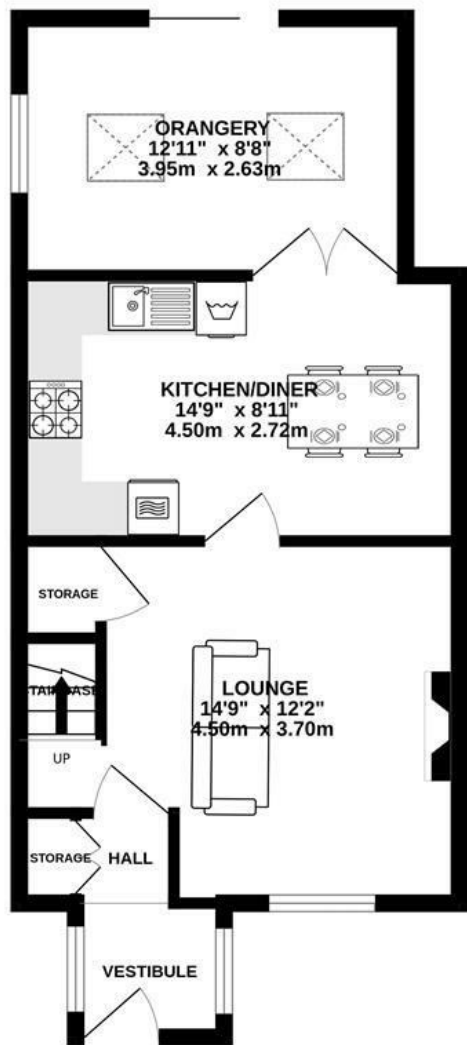




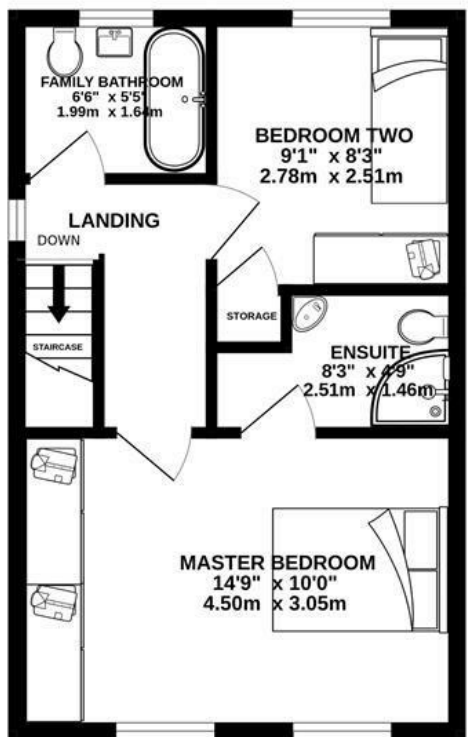


# BEN ROSE

GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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 |                         |           |
|                                             | 70                      | 78        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

