



Total area: approx. 152.4 sq. metres (1640.6 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned. Plan produced using PlanUp.



**8 Chapel Grange, Turton, Bolton, Lancashire, BL7 0NL**

Situated in this highly desirable cul-de-sac location just off High street in Chapletown, this 4 bedroom family home boasts a superb position with open aspect to the rear over the playing field and St Anne's church. The property offers excellent accommodation with two receptions plus study, large conservatory, dining kitchen and wc to the ground floor. To the first there are 4 generous bedrooms the master with built in wardrobes hiding a large four piece en suite, family bathroom. Outside there is a generous rear garden with paved and gravelled patios lawned area and well established borders, to the front is an open plan garden with extensive block paved driveway leading to an integral double garage. Offering over 1600 sqft of living accommodation the property has been priced to reflect works that are required to bring this property up to date

**Offers In The Region Of £600,000**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Ideally located on the fringe of Chapeltown village this generously proportioned detached property offers excellent family accommodation, which gives fantastic access to local amenities, countryside walks and the highly recommended village pub. It is also only a short distance away from Edgworth primary school and Turton High school. Internally the property requires some updating mainly to the kitchen and utility areas along with window replacement this however has been reflected in the asking price. The accommodation comprises :- Entrance hall, study, w.c. Lounge, dining room, dining kitchen and utility room, large conservatory. to the first floor there is a master bedroom with built in wardrobes and a hidden en suite with modern 4 piece suite, bedroom 2 with fitted wardrobes and a further 2 generous bedrooms, family bathroom fitted with a modern white three piece suite. Outside there are generous gardens to front and rear with extensive block paved driveway leading to an integral double garage. open plan lawned area and well stocked beds, to the rear there is a private garden offering views over the playing field behind and over St Anne's church. paved and gravelled patio areas lawn and well stocked borders and beds, timber storage shed. Viewing is essential to appreciate all that is on offer, sold with no chain and vacant possession.

**Entrance Hall**  
Radiator, oak flooring, stairs to first floor landing, hardwood entrance door with side

glazed leaded panel, double door to Lounge, door to:

**Lounge**  
17'3" x 12'1" (5.25m x 3.68m)  
Sealed unit double glazed leaded bay window to front, living flame effect gas fire set in feature stone surround, double radiator, two wall lights, coving to ceiling.

**Dining Room**  
12'0" x 9'5" (3.67m x 2.88m)  
Radiator, two wall lights, coving to ceiling with recessed low-voltage spotlights, wall mounted living flame effect electric fire, hardwood double glazed french doors to garden, door to:

**Study**  
7'8" x 6'10" (2.34m x 2.08m)  
Sealed unit double glazed window to rear, radiator, oak flooring, coving to ceiling.

**WC**  
Frosted sealed unit double glazed window to rear, fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring, ceiling with recessed spotlights.

**Kitchen/Diner**  
13'0" x 9'6" (3.96m x 2.90m)  
Fitted with a matching range of oak fronted base and eye level units with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer and dishwasher, built-in electric fan assisted double

oven, four ring gas hob with extractor hood over, sealed unit double glazed window to side, double radiator, terracotta tiled flooring, door to built-in under-stairs storage cupboard, double door to Conservatory,

**Utility**  
6'2" x 4'11" (1.88m x 1.50m)  
Base cupboards with worktop space, composite sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, slate tiled flooring, double glazed door to garden, door to:

**Conservatory**  
17'2" x 13'2" (5.22m x 4.01m)  
Stone built conservatory with uPVC double glazed leaded windows, polycarbonate roof and power and light connected, slate tiled floor, three wall lights, two windows to rear, three windows to side, circular uPVC double glazed leaded window to side, Arched uPVC double glazed leaded window to side, two double radiators, uPVC double glazed french doors to garden, door to:

**Landing**  
Two sealed unit double glazed leaded windows to front, radiator, access to loft, door to:

**Bedroom 1**  
13'9" x 12'0" (4.18m x 3.66m)  
Sealed unit double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted matching drawers, radiator, door to:



**En-suite**  
Fitted with four piece suite comprising roll top bath with free standing hand shower attachment over and mixer tap, wall mounted wash hand basin with waterfall mixer tap and large walk in style, tiled shower enclosure with glass screen, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, frosted sealed unit double glazed window to side, tiled flooring, ceiling with recessed spotlights.

**Bedroom 2**  
14'2" x 10'0" (4.32m x 3.06m)  
Sealed unit double glazed window to rear with views of playing field, built-in double wardrobe(s) with drawers, radiator, laminate flooring.

**Bedroom 3**  
10'10" x 8'11" (3.30m x 2.72m)  
Sealed unit double glazed window to rear, radiator.

**Bedroom 4**  
10'6" x 10'3" (3.20m x 3.12m)  
Sealed unit double glazed window to rear, radiator.

**Bathroom**  
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin with mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, frosted sealed unit double glazed leaded window to front, tiled flooring with recessed spotlight.



**Outside**  
Open plan front garden, double width block paved driveway to the front leading to garage with lawned area and flower and shrub borders, mature hedge to side. Private rear garden, enclosed by stone wall, timber fencing and mature hedge to rear and sides, block paved sun patio with lawned area and mature flower and shrub borders, courtesy lighting, gravelled sitting area.

**Double Garage**  
Integral double garage with power and light connected, roof storage area wall mounted gas combination boiler serving heating system and domestic hot water, remote-controlled electric up and over door, hardwood side door.