



£750,000

829 Belmont Road, Bolton, BL1 7BU

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* OUTSTANDING PROPERTY FOR SALE WITH WORKSHOP/BARN, LARGE PLOT OF LAND AND DETACHED HOUSE* in the picturesque area of Horrocks Fold, Belmont Road, Bolton. This stunning four-bedroom detached house presents a rare opportunity for those seeking a modern family home. The property has been beautifully modernised offering a perfect blend of contemporary living and traditional charm. With additional land of approximately 0.4 acres. The property has been beautifully modernised, offering a perfect blend of contemporary living and traditional charm.

As you enter, you are welcomed into a spacious living area featuring a cosy log burner, ideal for those chilly evenings. The generous bedrooms provide ample space for relaxation, while the large family bathroom boasts a luxurious standalone bath and exquisite tiled flooring, creating a serene retreat from your daily routines. The house also has current planning permission to extend to 5 bedrooms if required.

One of the standout features of this property is the expansive garage of approximately 67 square metres, which offers excellent storage and workspace, catering to a variety of needs. Additionally the large private

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Ground Floor

Kitchen / Family Room

22'6" x 13'8" (6.88 x 4.17)

Living Room

13'5" x 12'7" (4.1 x 3.85)

Office

11'5" x 10'8" (3.48 x 3.26)

Dining Room

11'5" x 12'8" (3.48 x 3.87)

Basement / Cellar

First Floor

Bedroom 1

14'2" x 12'7" (4.33 x 3.86)

Bedroom 2

11'5" x 12'8" (3.48 x 3.87)

Bedroom 3

11'5" x 9'4" (3.48 x 2.87)

Bedroom 4

11'5" x 9'4" (3.48 x 2.87)

Family Bathroom

12'2" x 9'1" (3.71 x 2.79)

Rear Garden

Garage

Detached garage with a Gross External Area of 65m2

Detached Barn

Constructed of traditional stone under a pitched slate roof with work shop accommodation over two storeys. Potential for conversion subject to planning permission.

Gross External Area of the Barn is 65m2.

Yard

Landing Area

Rear Courtyard

Back External

Driveway

Front External

Workshop

Rear of Property

Property Overview

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

