



Bolton Road West  
*Holcombe Brook*

## WELCOME HOME

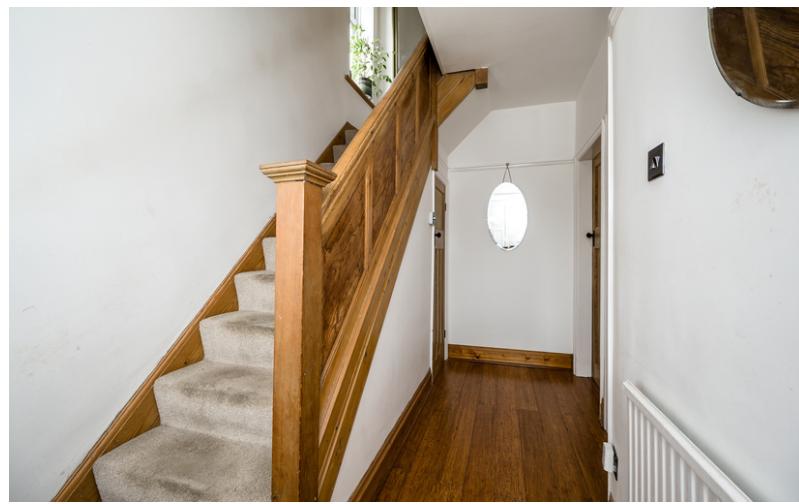
Close to shops, schools, restaurants and transport links, and with verdant country walks within easy reach, welcome to Bolton Road West, in Holcombe Brook.

Pull onto the block paved driveway, where there is parking for two cars, before making your way past the neat lawn to the canopied front entrance.

Light flows into the entrance hall through tall windows to either side of the front door, creating a bright and inviting welcome.

Polished flooring, wooden staircase and doors add warmth instantly, as light shines down from a window on the turn in the stairs above, whilst crisp white walls add a fresh contemporary balance to the traditional 1930s features.

A traditional wooden door opens to reveal deep storage beneath the stairs, handy for coats, shoes and cleaning essentials. Note the thermostat on the wall, indicative of the Hive heating system, conveniently controllable by mobile phone app.





Through the first door on the right, relax and unwind in the light-filled snug living room. Biscuit toned carpet extends underfoot as light flows in through the blind-fitted, bay window to the front. Cosy yet contemporary, a splash of blue to one wall adds depth to the neutral white.



Next door, step onto the plush cream/buff carpet of the open-plan kitchen-dining-living area, where modern spotlighting shines down from above. White walls feature a chimney breast containing a log-burning stove issuing ambient warmth on chilly winter evenings.

Dine at the table, relax on the sofa or throw open the French doors and enjoy mealtimes alfresco on the paved patio looking out over the garden and field beyond.



Opening up to the left of the sitting-dining area, transition from cosy carpet to glossy cream tiles, in the sleek and stylish kitchen. Black granite worktops complement the handleless cream cabinetry, housing an abundance of storage space for all your culinary utensils and essentials. Appliances include an integrated fridge-freezer, washing machine, Neff ovens, dishwasher, microwave, undermounted sink with grooved drainage and induction hob on the central island breakfast bar.

A side door provides access to the side driveway, bin storage and a large shed.

## RELAX & UNWIND

Returning to the entrance hall, ascend the stairs where immediately ahead is the contemporary bathroom, tiled underfoot and furnished with bath, containing overhead shower, vanity unit wash basin with storage and mirror inset above, heated towel rail and WC. Well illuminated by spotlighting, natural light also flows in through the window.

Coming out of the bathroom, peep through to the main bedroom, carpeted in buff tones underfoot and with crisp white walls and a smoke grey feature wall.

Above, a smoked glass pendant light adds ambient glow, whilst a large window frames striking views out over the garden and fields to the impressive haze of purple heather on Holcombe Hill in the distance.

There is plenty of room for a king size bed and freestanding wardrobes, with fitted wardrobes also featured.



AND SO TO BED...



Next, take a tour of bedroom two, where there is ample space for wardrobes either side of the chimney breast alongside a double bed. Light and bright, a large semi-bay window to the front captures verdant views in the distance.

A third bedroom, currently used as a dressing room offers plenty of options for use as a single bedroom, nursery or home office; also overlooking the road to the front and distant countryside.

Above, the loft is insulated and boarded with lighting, and is accessed via drop-down ladder.

## SLICE OF PARADISE

Step out from the kitchen-dining-living room onto the paved patio, soaking up the sunshine throughout the day, perfect for sunny summer barbecues and evening sundowners.

Step up to the lush green lawn, where there is space for children to play. A raised stone corner bed is perfect for cut flowers or growing vegetables.

Beyond the lawn past the fence, an area of enclosed and private field has been maintained by the owners but they do not own this land. There has previously been an option to purchase the area however, this would be through separate negotiation with the landowner.

Drink in the far-reaching views out to Holcombe Hill, so clear you could reach out and touch it...



## OUT & ABOUT

With glorious country views from the bedrooms and garden, discover the nature on your doorstep with walks out to Holcombe Hill. Take a stroll through Redisher Woods and explore the 14 hectares of unspoiled ancient woodland.

Burrs Country Park is less than ten minutes' drive away, with a trim trail, children's playground and ice cream bar. Families are perfectly placed, close to both Holcombe Brook and Greenmount Primary Schools, with Woodhey High School also easily accessible.

For leisure and sport, Greenmount Golf Club is easily accessible alongside Greenmount Cricket Club; both just a five-minute car journey away.

Step out of the front door and walk to the local precinct where you will find a number of independent shops and boutiques including gift shop Lollipop, Lily Ofield Beauty Therapy and Tanning and hairdressers, Lily & Grace.



You can also find a dry cleaners, opticians, Co-op and bakery within easy reach.

Unwind and relax with Sunday dinner out at local pub and restaurant The Hare and Hounds. For a wider selection of restaurants, all the cafes, bistros and eateries of Ramsbottom are within easy reach only five minutes' drive away.

For spacious living where the calm of the countryside and perks of the town meet, book your viewing for Bolton Road West today.

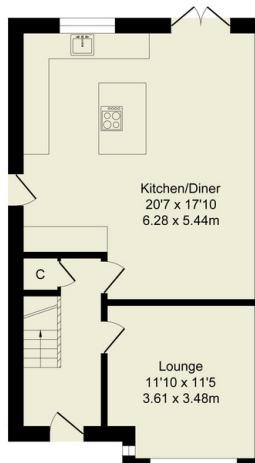
## FINER DETAILS

- Leasehold
- Council Tax Band D
- 1930s Semi-detached
- 3 Bedrooms
- Driveway for two vehicles
- Open plan kitchen/dining/living area
- Private enclosed garden with patio area and grass
- Views of Holcombe Hill

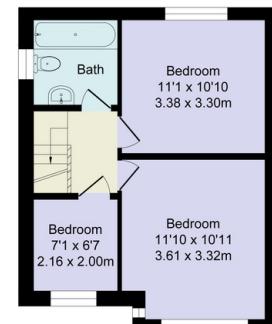
### Bolton Road West

Total Approx. Floor Area 962 Sq.ft. (89.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor  
Area 567 Sq.Ft  
(52.7 Sq.M.)



First Floor  
Approx. Floor  
Area 395 Sq.Ft  
(36.7 Sq.M.)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81   B  |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 62   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# Bolton Road West *Holcombe Brook*

*To view Bolton Road West*

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