



BIJOU BROADHEAD ROAD
Bolton, BL7 0JQ
Offers In The Region Of £395,000

BIJOU BROADHEAD ROAD

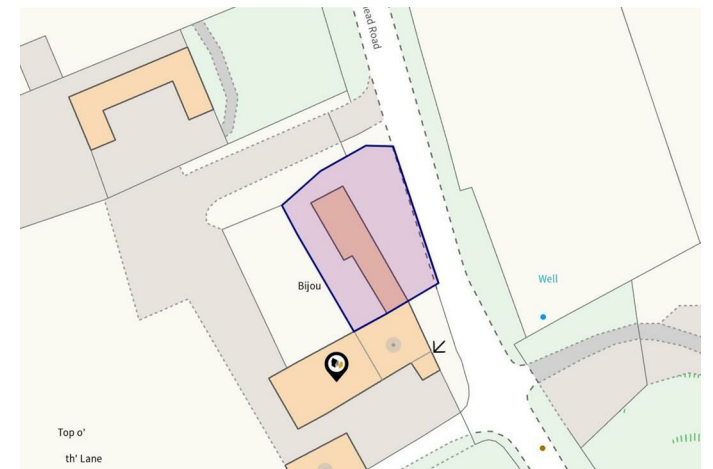
Property at a glance

- SEMI DETACHED BUNGALOW
- RURAL POSITION WITH COUNTRYSIDE VIEWS
- c8 ACRES GRAZING LAND WITH STABLING FOR THREE PLUS BARN
- PROPERTY REQUIRES SOME UPGRADING
- TWO BEDROOMS
- POTENTIAL TO EXTEND
- GARDEN AREAS AND DRIVEWAY
- GARAGING/STORAGE

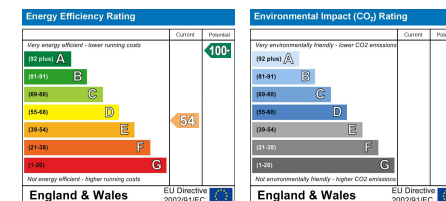
A most unusual country property located on Broadhead Road, a short distance from The Toby Inn, more or less midway between Bolton and Blackburn town centres We understand the property was originally constructed as an annex to the neighbouring farmhouse, but was separated many decades ago under its own registered title - LA417185. The property was named Bijou and as the name implies the accommodation is fairly compact, however in addition to the house the sale will include c8 acres of grazing land with three purpose built loose boxes and food storage area. Perhaps even of more interest there is a detached stone built barn located on the land which we are informed was originally constructed as a shepherds shelter.

The property itself is laid out as a single storey bungalow, cosmetic work is required but there is a good deal of potential to extend (subject to local authority approval). With main electric, a borehole water supply and a septic tank drainage, the accommodation briefly comprises: entrance porch, lounge with woodburning stove, kitchen with access to the garage, inner hall with two bedrooms and bathroom off. To the outside there are lawned gardens to the front a sizeable side driveway and rear patio area.

Tenure - Freehold
Council Tax Band - C
EPC Rating - E







Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.