



pearson
ferrier®

4 WHEATSHEAF HOUSE BROADHEAD ROAD
Crowthorn, BL7 0JR
£595,000

4 WHEATSHEAF HOUSE BROADHEAD ROAD

Property at a glance

- substantial stone townhouse
- Victorian Conversion
- 4 bedrooms/4 bathrooms
- semi rural setting
- highly regarded location
- close to open countryside
- parking & gardens

Wheatsheaf House, Crowthorn is a beautifully presented and substantial, 4 bedroom/4 bathroom, 4 storey townhouse, located in this stunning and highly regarded semi rural setting, located on the outskirts of Edgworth and close to extensive open countryside on nearby Holcombe Moor. The house is offered for sale with no onward chain, is a short distance to the ever popular village setting and a short drive to the M65 motorway network and Bolton town centre. Forming part of this Victorian conversion, the house has a stylish and contemporary interior, warmed by gas fired central heating and PVC double glazed throughout. The accommodation briefly comprises; entrance hall with tiled flooring, stairs to the first floor and guests wc/cloaks and access into the large basement, living room, spacious fitted Stuart Fraser dining kitchen and utility room, first floor, main bedroom with dressing room and ensuite bathroom, further double bedroom and ensuite shower room, second floor, two further double bedrooms both with ensuite shower rooms. There is a large basement, currently fully equipped as a gym and training room, with walk in closet, wc/cloaks and boiler room. Outside there is a paved patio forecourt with views over surrounding farmland and generously sized enclosed rear garden and patio with astro turf finish and three adjoining parking spaces. Council Tax Band G/Leasehold Property unexpired term of 999 years/Monthly service charge £20

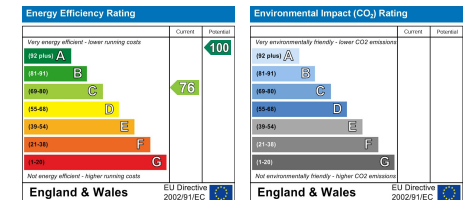
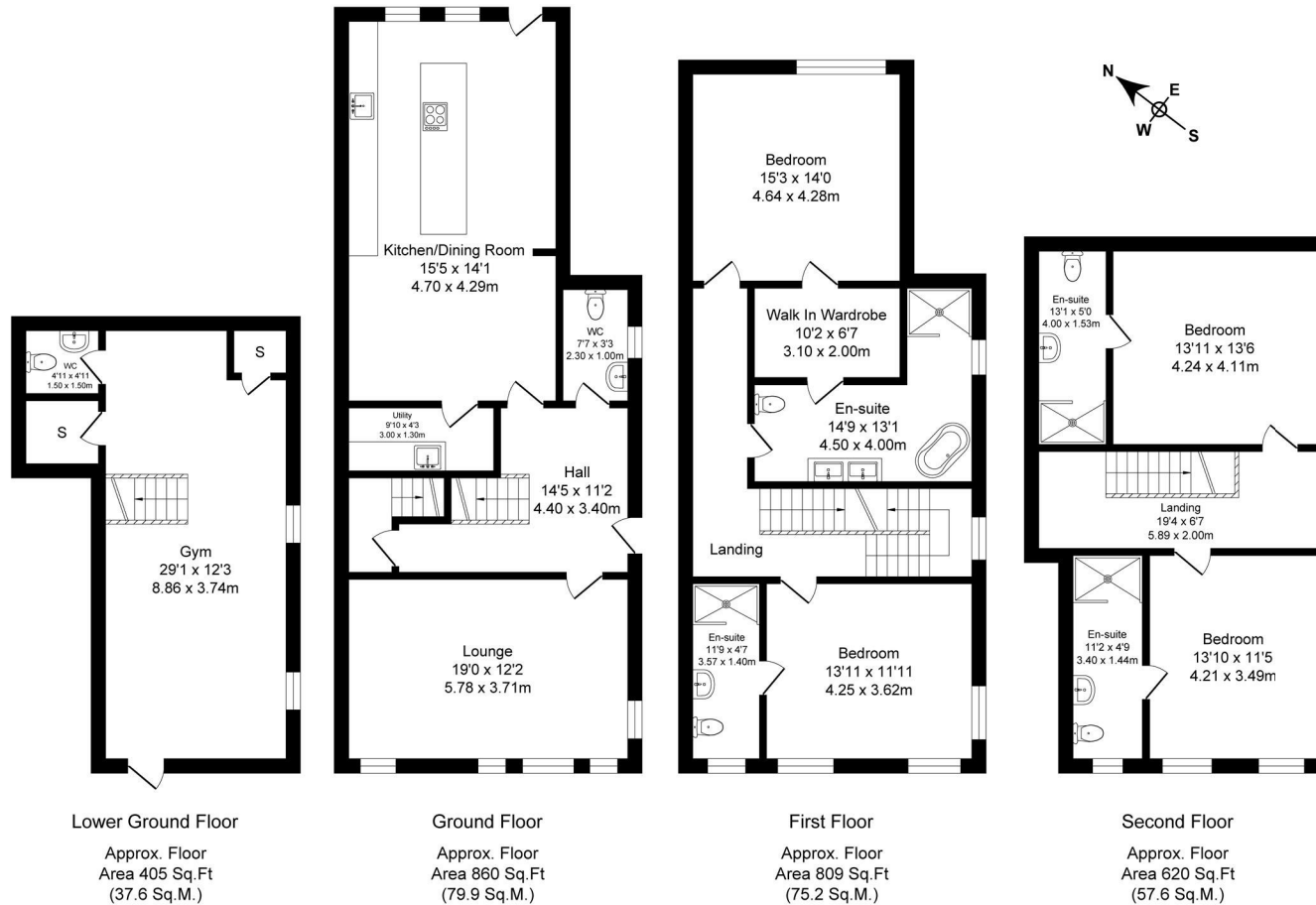




Wheatsheaf House

Total Approx. Floor Area 2694 Sq.ft. (250.3 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.



Ramsbottom Office
11 Bolton Street, Ramsbottom, BL0 9HU
Telephone: 01706 822630
Fax: #
Email: ramsbottom@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.