



## Bolton Road

Edgworth, BL7 0AH

£242,500



You will never get bored with the fabulous views from the back of this bright and airy stone terraced house.....

Set right in the heart of Edgworth village, this extended stone terrace is perfect for those wanting to enjoy all that Village life has to offer. With high ceilings and an open plan layout, this bright and airy property provides you with two receptions, three bedrooms, and two bathrooms... all spread over three floors. Outside you have a flagged courtyard, the perfect spot to enjoy the spectacular views!



## The Accommodation

You enter this wonderful cottage straight into an entrance hallway keeping the living areas nice and cosy. Once in the lounge the feeling of space is a pleasant surprise thanks to the open plan layout of the entire ground floor. Overlooking the front of the property is the sitting room, through to a second spacious reception area, which is currently used as the lounge, this room is large enough for all the family and is illuminated by the light streaming in from the incredibly bright kitchen. The best is yet to come in the kitchen... and it is, offering gorgeous views of the surrounding countryside! You may even volunteer to do the washing up so you can enjoy the vista. The kitchen has been generously fitted with plenty of wall and base units so you won't be short on storage or worktop space and integrated appliances include a double oven, hob, extractor, and dishwasher.

Upstairs there are two bedrooms, a small double overlooking the rear of the property, and a large master bedroom at the front with two windows, again keeping this property lovely and light. On this level is a spacious white three piece shower room which is fully tiled. On the top floor is a loft bedroom, with building regulations completed, this room with large Velux window could be used as a bedroom with its own bathroom or would be ideal as a home office, either way it is a very handy space.

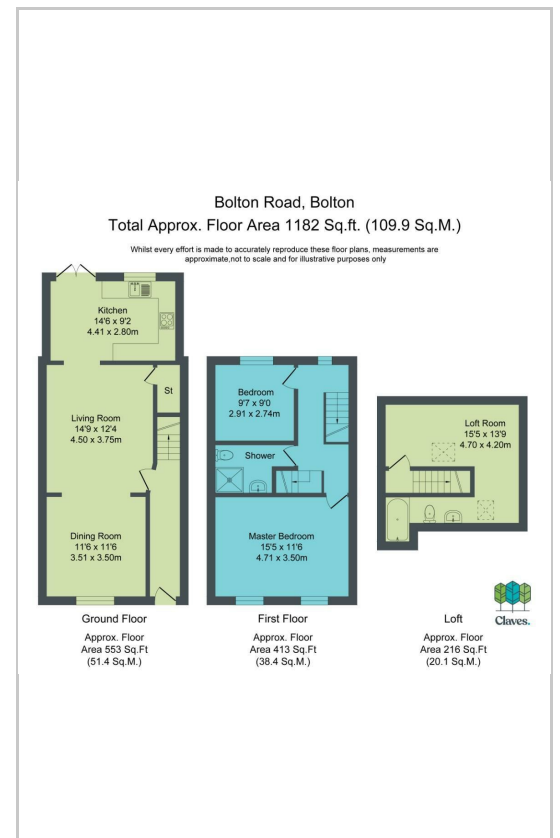
## The Location

Edgworth is a highly regarded and much admired village with its own local shops and daily amenities all surrounded by exceptional countryside making it a perfect choice for those wanting to get away from it all yet be within a short drive, bus or train journey to neighbouring towns. The property is situated in a terrace which is virtually on the doorstep to The Wayoh reservoir, great for countryside walks.

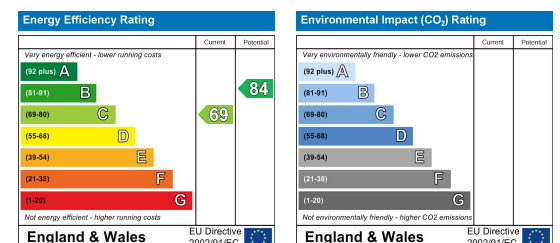
## Area Map



## Floor Plans



## Energy Efficiency Graph



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**Claves.**

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