



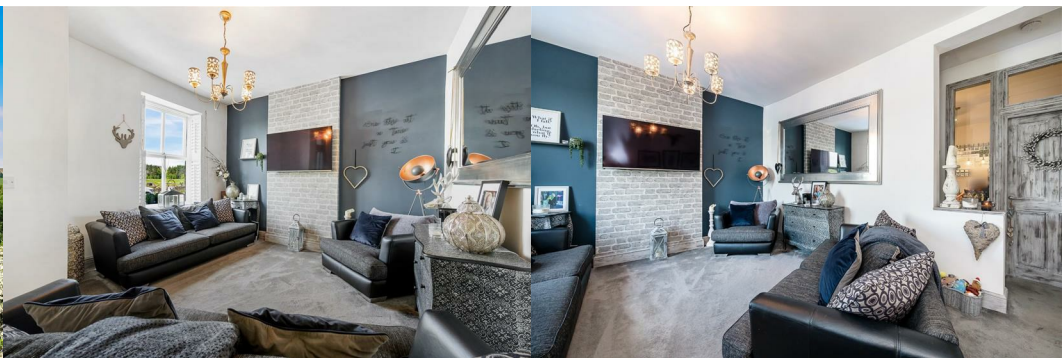
Bolton Road

Bolton, BL7 0AE

Offers over £259,500



Situated in an enviable position with glorious views on Bolton Road, this handsome mid-terraced stone property is presented to modern standards throughout and offers an idyllic village lifestyle just a short stroll from central Edgworth. A quick overview of this attractive home includes a front lounge, kitchen-diner, utility, two double bedrooms, two bathrooms, boarded loft space with Velux windows, and an easy maintenance garden to the rear.



The Living Space

Step out your car and before we head inside just take a moment to appreciate those lovely unobstructed views of the lush green countryside, which can also be seen from the front lounge. An entrance vestibule provides a handy spot for coats and shoes, and opens onto the living space. A modern white and grey colour scheme keeps the front lounge feeling fresh, and plenty of natural light pours in through the south facing front window, where window shutters add to the country cottage feel.

The living space has been cleverly designed with internal windows between the front lounge and kitchen-diner to the rear, allowing natural light to flow between the spaces. The contemporary design continues in the kitchen-diner at the back, where integrated appliances include a fridge-freezer, double oven and four plate gas hob with extractor, plus sink with drainer and swan neck mixer tap which overlooks the rear window that features more cottage vibe window shutters.

As well as looking the part, this home is practical too! A substantial cellar provides a good amount of storage space which is accessed from the kitchen, and the utility room offers additional storage space and plumbing for the washer/dryer.

Bedrooms & Bathrooms

The generously proportioned rooms continue upstairs with two good sized doubles and two bathrooms. The master to the front takes full advantage of the scenic views, and like every other room in the house, the excellent condition of the interiors is evident here too! A jack and jill bathroom doubles as the main bathroom and an en-suite to the master, featuring a three piece shower suite with walk-in corner shower with tiled surrounds, wooden feature wash basin unit with basin and modern tap, WC, and chrome heated towel rail. The second bedroom could well also be the master, owing to its great size and en-suite which features a freestanding tub with trendy stone effect feature wall, vanity basin with integral storage and matching stone effect surrounds, and WC. Here also, we have the benefit of bespoke shutters to the windows.

The Outside Space

In addition to the glorious scenic views to the front, this delightful cottage has a lovely little low maintenance garden area to the rear, comprising a yard, plus an elevated terrace with artificial lawn and BBQ area, ideal for chilling out with a loved one or having some 'me time' in the summer sun.

Edgworth Village & Beyond

You can roll out of bed for a Sunday stroll around the neighbouring Wayoh reservoir, and then stop at the Black Bull or Strawberry Duck for a hearty pub lunch! Perhaps pop into The Barlow, Edgworth's Community Hub, to catch up with the friendly locals. Edgworth offers a number of village amenities, from several other country pubs, restaurants, a local butcher, post office, pharmacy, hair and beauty salon, and the famous Holdens & Co village shop.

In addition to the Wayoh, Entwistle reservoir provides another option for local walks, as well as the surrounding West Pennine Moors. Whether it's walking, running, cycling, equestrian facilities, it's all on your doorstep!

Despite Edgworth's rural setting it is a well-connected village, with easy access to Bolton, Bury, and Darwen. The M61 and M66 provide easy motorway access across the country and into Manchester, and several nearby train stations, including Entwistle and Bromley Cross offer commute by rail too.

Services & Specifics

- The property is freehold.
- The tax band is C.
- There is gas central heating with a Main combi boiler in the utility room.
- The loft is boarded and has two Velux windows providing natural light.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

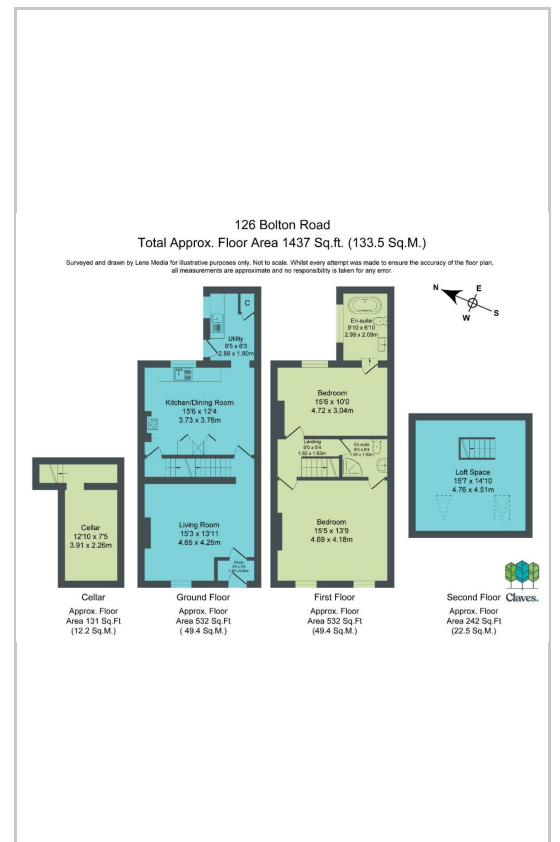
Claves.

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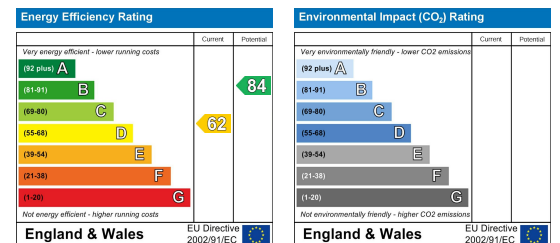
Area Map



Floor Plans



Energy Efficiency Graph



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