



Sandybank Road

Bolton, BL7 0AA

Offers around £350,000



Set within the highly sought-after location of Edgworth, this stone-built double front end cottage enjoys stunning open countryside views while remaining close to local amenities and transport links.

Accommodation is arranged over three floors, the property offers versatile living space including a cosy lounge, spacious dining/reception room, and a well-appointed kitchen. To the first floor are three well-proportioned bedrooms (one of which benefits from a versatile mezzanine room ideal as a home office or playroom etc) the main bedroom has a spacious walk-in wardrobe, alongside a family bathroom and separate shower room. The second floor provides is accessed via a staircase leading to converted attic room.,

Externally, a private patio area provides the perfect spot for outdoor seating and relaxation along with a detached garage. Offering a blend of character, flexibility, and scenic surroundings, this property is ideal for families or those seeking a peaceful yet well-connected setting. There are some works required but great potential is on offer!



The kitchen is a bright and welcoming space, combining practicality with character throughout. Fitted with a range of shaker-style wall and base units, it is complemented by quality oak worktops and generous storage. A charming focal point is the traditional range cooker, adding warmth and character to the room.

Open Plan Living Space
This impressive open plan living space offers a seamless blend of lounge and dining areas, ideal for modern family living. Generous proportions provide clearly defined zones while maintaining a bright and airy feel throughout. The dining area is set on a raised level, creating a subtle sense of separation and an ideal setting for formal meals.

Lounge

A spindled staircase to the first floor adds further character and visual appeal. Generous proportions allow for versatile furniture arrangements. Finished in neutral tones with soft carpeting, the room feels bright, comfortable, and welcoming throughout. there are some works required in the bay window area of this room.

The property offers a range of well-proportioned bedrooms, each providing a bright and comfortable space for modern living. The principal bedroom enjoys pleasant countryside views and benefits from a walk in wardrobe, with potential en suite provision if desired.

Altogether, the bedrooms provide an excellent balance of character, space and functionality, perfectly suited to modern family living.

The property is served by both a three-piece shower room and a three-piece family bathroom, offering excellent convenience for modern living. The shower room is fitted with a walk-in shower enclosure, low level WC and wash hand basin, finished with tiled walls for a clean and practical finish.

Both rooms are well maintained and provide functional yet comfortable facilities for everyday use.

Externally, the property enjoys a charming and private outdoor setting to both the front and rear aspect, ideal for relaxing or entertaining.

Overall, the outdoor area combines practicality with scenic appeal, perfect for modern lifestyles.

Situated on Sandybank Road in the desirable area of Edgworth, this property enjoys a semi-rural setting with stunning open countryside on the doorstep. The location offers a perfect balance of peace and convenience, with the charming villages of Edgworth, Egerton and Chapeltown nearby, providing a range of local shops, cafés and amenities.

Bolton town centre is within easy reach, offering a wider selection of retail, dining and leisure facilities, while excellent transport links connect to Bury, Blackburn and Manchester for commuters. The area is also well regarded for its access to scenic walking routes making it for those who enjoy outdoor and countryside pursuits.

Tax band: D
Tenure: Freehold
Heating: Gas boiler and radiators
Boiler: Located in the kitchen
Water: On rates, no meter

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.

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A map showing the location of the site. The map includes labels for 'Edgworth', 'TURTON', 'Turton Bottoms', and 'Bury Rd'. A green pin is placed on the map near 'Turton Bottoms'. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

Sandybank Road, Turton Bottoms
Total Approx. Floor Area 1927 Sq ft. (179.0 Sq M.)

Surveyed and drawn (12) Lines Home by Heather Hughes and Amy, Kate & Anne. All dimensions shown are intended to ensure the accuracy of the floor plan.
All measurements are approximate and no responsibility is taken for any error.

Garage
Approx. Floor Area 251 Sq Ft (23.3 Sq M.)

Ground Floor
Approx. Floor Area 142 Sq Ft (13.2 Sq M.)

First Floor
Approx. Floor Area 560 Sq Ft (51.5 Sq M.)

Second Floor
Approx. Floor Area 206 Sq Ft (18.8 Sq M.)

Garage
208 x 124
25.9 x 12.7m

Ground Floor
Dining/Reception Room
205 x 128
7.82 x 3.24m
Lounge
109 x 123
9.12 x 4.0m
Kitchen/Diner
121 x 124
9.99 x 3.15m
Bathroom
119 x 81
3.41 x 2.37m
Main Bedroom
122 x 123
4.22 x 4.0m
Bedroom
116 x 109
3.45 x 3.27m
Mazzetta
147 x 94
4.45 x 2.85m
Attic Room
123 x 85
3.88 x 1.93m

First Floor
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		74	56
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		74	56
Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2006/4/EC			

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