



## Edgworth Views, School Lane

Bolton, BL7 0PR

£279,995



Tucked away on the serene outskirts of Edgworth Village is this three-bedroom mews style property. If a scenic countryside lifestyle in an idyllic semi-rural location is what you are looking for, then look no further than Edgworth Views!

Edgworth Views is a contemporary yet characterful development that benefits from what it says in the name... It's located on the periphery of the sought after Edgworth Village, and has fantastic views! What was once an old schoolhouse and grounds is now a welcoming hamlet of lovely homes that offer the best of both worlds, with the convenience of village amenities nearby, and the lush fields and rolling green hills right on your doorstep.



### Step Inside

After driving up the country lane leading to Edgworth Views and parking in one of your two allocated parking spaces, breathe in that fresh countryside air, and notice the quietness and calm of this enviable plot.

Walk up a few flagged steps leading to your front door and turn the key... Behind the front door lies your welcoming central hallway, providing a handy space for a coat rack.

Located to the left of the hallway is your kitchen of a contemporary, white, and wooden design, featuring a breakfast bar and all the integrated appliances you need, including fridge-freezer, double oven, dishwasher, induction hob and extractor, ample storage, and complementary sink with drainer. The white gloss of the cupboards and white worktop contrasts beautifully with the wooden-look aesthetic of the rest of the kitchen, and the breakfast bar with feature lights provides a great space for socialising with friends and family. Plus, a WC is located conveniently off the kitchen, which is perfect for when entertaining guests!

A bright and airy open plan lounge and diner sits behind the door at the end of the hallway, where natural light pours in through the glass double doors and large windows, where the lovely scenic views can be taken in. This space is highly versatile and provides a wonderful, homely space for all the family to enjoy. The lounge space also features a door leading to a generous storage cupboard which is currently being used as a home office.

### Bedrooms & Bathrooms

This lovely family home benefits from three double bedrooms. The master can be found to the right of the hallway on the ground floor and comes complete with substantial fitted wardrobes and three-piece en-suite with walk-in shower. Up the stairs in the lounge to the landing on the first floor... On the first floor is the main four-piece family bathroom of modern black and white design, which features tiled flooring and walls, a bath, walk-in shower, loo and wash basin. In addition, your two other double bedrooms are here on the first floor, each with vaulted ceilings and a real cosy feel. And the spacious landing provides a good amount of storage space too.

### A Lovely Country Garden

Walk through the glass double doors off the lounge and you are graced by your lovely country garden with rural views as far as the eye can see. A flagged patio lies directly outside of the double doors providing an ideal spot for dining outside with family and friends, or a nice coffee listening to the birdsong in the morning. Down a few steps to the lower aspect of the garden lies another flagged patio area, providing yet another space to enjoy the blissful countryside setting, and some summer sun! Beyond the patios is your quaint lawned garden bordered by fencing and flower beds, with access into the surrounding countryside via a gate at the end of the stepping stone style path on the lawn.

### Village Life

Just a hop skip and jump to the West of this property's location are the beautiful Wayoh and Entwistle reservoirs, offering the perfect setting for countryside strolls and walking your four-legged friends. As well as the reservoirs there's a huge variety of country walks in the surrounding environment – spoil for choice!

Edgworth Village is also home to some great country pubs and independent shops, as well as a post office and chemist. A wider variety of amenities lies further south in Bromley Cross and further into Bolton, which is only a short drive away. And for the commuters out there, Bromley Cross Train Station provides access to Manchester to the south and the Preston/Clitheroe/Ribble Valley region to the north, while the A666 providing motorway access is nearby too.

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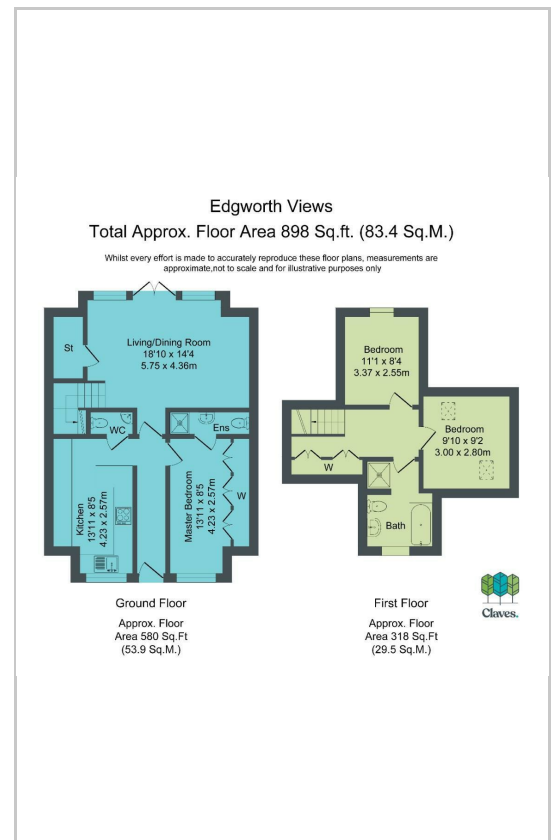
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### Area Map



### Floor Plans



### Energy Efficiency Graph

