Claves.

Papermill Road

Bolton, BL7 9DF

Offers over £260,000

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New boiler as of December 2024! At the end of a row of quaint stone cottages backing onto the tranquil green Eagley Brook nature reserve, this spacious 3-bedroom end-terraced cottage is deceptively spacious in a desirable spot, and is offered with no onward chain.

In brief, downstairs the cottage comprises a kitchen and guest WC, large lounge, and sun room, while upstairs are the 3 bedrooms and family bathroom. Externally the property boasts a spacious rear garden with direct access to the neighbouring Eagley Brook, off-road parking for 3-4 cars, and the added benefit of a small parcel of landed situated at the end of the street.

The Living Space

Pop your car out front and stroll inside... The front door of the home leads straight into the kitchen, featuring a tiled floor and cosy vibe. The kitchen's appliances include a freestanding electric oven, grill, and hob. And an added bonus for convenience is the downstairs WC tucked away in the corner.

From the kitchen, the home opens onto the lounge at the rear which spans the width of the property giving it a generous footprint, and the glass double doors onto the sun room flood in natural light ensuring a fresh and airy feel. The lounge benefits from a gas fire with contemporary fireplace, bright décor and a lovely wood floor. Sitting next to the lounge is the sun room, offering another reception area and flexibility in lifestyle. More glass doors open from the sun room onto the garden, allowing that sought-after indoor-outdoor lifestyle on warm sunny days.

Bedrooms & Bathrooms

Back into the kitchen and up the stairs where three well-proportioned bedrooms make this cottage an ideal family home. Two of the three bedrooms are doubles with the master benefitting from fitted wardrobes, and the third bedroom is a large single. For the two bedrooms at the rear, a gorgeous view of the lush green canopy of Eagley Brook nature reserve is framed by the windows – a lovely sight to wake to every morning. And the master bedroom at the front also benefits from a lovely green view of the adjacent woodland, where it's common to see local wildlife such as deer!

The family bathroom features tiling the walls and a three piece suite includes bath with shower, wash basin with storage functionality, and WC.

The Outside Space

The outside space at No.28 Papermill Road is unique in its generosity. The rear garden benefits from being a good size without being too big and difficult to maintain! There's ample space for all the family, with a patio and decking area that's perfect for dining outside or enjoying a refreshment or two with family and friends, while a lawn at the end of the garden provides a spot for the kids to play.

In addition to the substantial garden on offer, a gate along the rear boundary invites you through and opens onto the expanse of Eagley Brook – a beautiful green space that's handy for walking four-legged friends or having picnics with the kids!

From a practical angle, there's off-road parking for 3-4 cars, as well as the on-road space directly outside the property. The property also benefits from a small parcel of land on which a garage used to sit; the land is located at the end of Papermill Road.

Quaint & Tucked Away

Papermill Road is a quaint cobbled lane tucked away in a quiet corner of Bromley Cross near the border to Eagley. Backing onto the beautiful open green space of Eagley Brook nature reserve, you wouldn't think this property is situated so close to the great variety of amenities in walking distance!

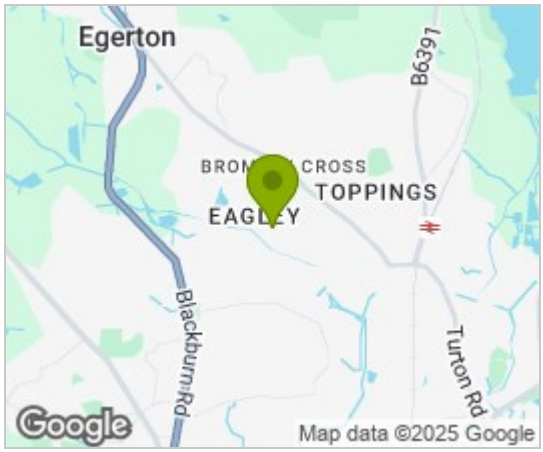
The amenities of Bromley Cross, Egerton, and Astley Bridge are all nearby, providing easy access to a variety of places to eat, drink, and shop. And a range of good schooling is also in the area in walking distance.

Bromley Cross train station is just a short walk from this location too, offering railway links across the Northwest and beyond, while the A666 leads to the national motorway network within a ten minute drive.

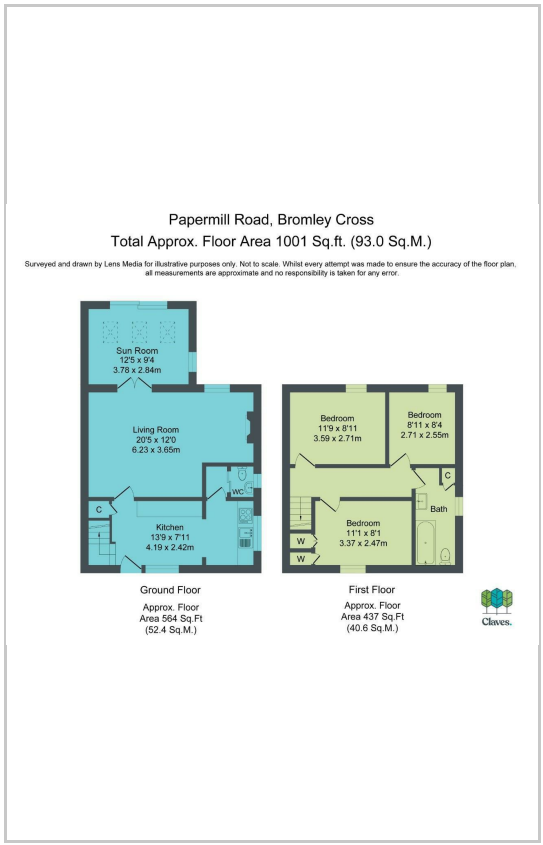
Services & Specifics

We are advised:
The property is Freehold.
The tax band is B.
The utilities are all connected to mains supply.
The property is heated via gas central heating with a Worcester boiler in the bathroom.
The property has a cellar underneath the kitchen.
The property's loft has a pull-down ladder and is part boarded, and also benefits from a window on the gable end.
The property was originally built in 1848.

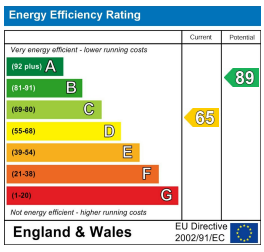
Area Map

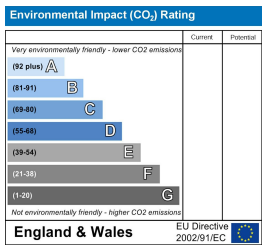


Floor Plans



Energy Efficiency Graph





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