



Claves.



Bolton Road

Bolton, BL7 0AF

Offers around £350,000



Welcome to Spring Cottage, Edgworth, an extended 3-bedroom 3-storey terraced cottage with gorgeous rural views of the Wayoh reservoir and surrounding countryside. Built in 1870 this property boasts period features and charm while benefiting from tasteful contemporary interiors, with everything presented in great condition ready to move in, unpack, and enjoy. In brief the property comprises 2 reception rooms plus kitchen and sitting area, 3 double bedrooms and a spacious bathroom, and has a low maintenance rear garden area where you can take in the beautiful countryside views.



The Living Space

Open the door to this warm and welcoming abode and a traditional hallway invites you inside... The lounge sits at the front and gives the first glimpse of the period charm complementing contemporary design, featuring high ceilings, coving, and a central fireplace with original features, and the large window streams in plenty of natural light which bounces around the room, giving it a lovely bright and airy ambience.

At the rear of the property the space opens up into an open plan aspect where lounging, dining, cooking, and socialising with family and friends will blend together seamlessly – perfect for everyday family life and entertaining guests alike. This aspect of the property is extended and benefits from more big windows/glass double doors and a skylight which again streams natural light into the space.

The kitchen is a fresh modern design with light beige units adding contrast to the black worktops, and integrated appliances include a large range cooker with electric ovens and 5 plate gas hob and extractor, dishwasher, and wine cooler. Plus freestanding appliances including an American-style fridge-freezer, and washer-dryer are also included. In addition, the kitchen benefits from an island breakfast bar in which also sits the sink with swan neck mixer tap and drainer. There is also a lovely spot to enjoy your morning coffee, where glass double doors open onto the rear decking and views – bliss!

Sleeping & Bathing

Back into the traditional hallway and the stairs lead you to the first floor where sits two of the three double bedrooms and main bathroom... Like the rest of the home, each of the bedrooms are well presented. Both of the bedrooms on this floor come complete with fitted furniture. The master sits at the front and has the largest footprint with the most fitted wardrobes, drawers, and a dresser, and the second bedroom comes complete with a modern shower and wash basin with storage unit fitted too.

The bathroom is a fantastic size with enough space to comfortably accommodate the modern 4-piece suite including bath, large walk-in shower with glass façade and rainfall head, plus the wash basin unit with integral storage and WC – all of which complement the dark tiled walls and floor, very trendy!

On the second floor a third double bedroom boasts spectacular views of the reservoir and countryside, and offers choice and versatility in usage, which perhaps could be a home office or snug.

Wonderful Rural Views

The outside space at Spring Cottage is great – low maintenance and some of the most wonderful rural views! At the rear the property features decking with inset lighting – a perfect spot to soak up some sun and enjoy a good book. And whether the sun is shining or not it will be a delight to watch the seasons change across this lovely rural setting.

Edgworth Village Lifestyle

At Spring Cottage 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 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

We are advised:

The property is Leasehold with an absent Freehold landlord – the vendor has never paid ground rent and the length of the original lease is 999 years.

The tax band is C.

The property's services are all connected to mains supply.

The property is heated via gas central heating with a Vaillant combi boiler, which we are advised was installed in 2010.

The property was built in 1870.

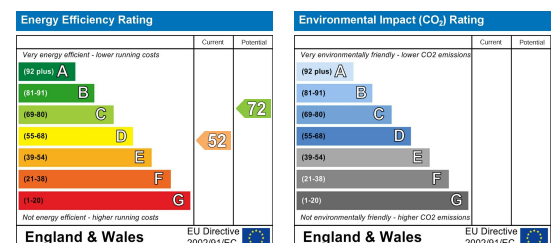
Area Map



Floor Plans



Energy Efficiency Graph



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Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.

t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk