



## Bolton Road

Bolton, BL7 0DS

Offers over £189,950



Situated in the quaint setting of Turton Bottoms is this 2-bedroom mid-terraced stone cottage which is well presented and retains aspects of its original character and charm. The cottage briefly comprises a lounge, kitchen with balcony, versatile lower floor/basement room with rear access, 2 bedrooms and bathroom. And the lovely setting of Turton Bottoms offers that quaint village lifestyle with neighbouring Edgworth and Bromley Cross offering a handy selection of amenities.



## The Living Space

Through the front door into the lounge and a traditional stone fireplace with multifuel burner takes centre stage in keeping with that rustic cottage feel – the lounge is sure to be a super cosy space in the cold winter months with an orange flicker and subtle crackle of burning logs.

The kitchen is positioned at the rear where an exposed brick alcove adds another rustic cottage touch and houses the Stoves multi-oven cooker, 5 plate gas hob and extractor. Traditional country style kitchen units are also in keeping with the property's charm. From the kitchen glass double doors open onto a lovely balcony with woodland canopy views, a perfect spot to take a moment and enjoy your morning coffee!

Below the kitchen is a lower floor room that has an external door with windows, making the room quite versatile and suitable for a variety of uses... Home office? Snug? Mini home gym area? Guest bedroom? Or perhaps just a storage room for all your bits and bobs?

## Bedrooms & Bathroom

Up to the first floor and the large master bedroom sits at the front and spans the width of the property, providing a generous footprint, and the original chimney breast adds another touch of character. A single bedroom with integral storage cupboard overlooks the woodland canopy at the back, and the contemporary bathroom features a 4 piece suite including bath, shower, wash basin with integral storage unit, and WC.

## Turton Bottoms & Beyond

The quaint setting of Turton Bottoms borders Edgworth and is a short drive to neighbouring Bromley Cross, meaning you have the best of both worlds on your doorstep... The beautiful countryside of Jumbles Country Park and Edgworth and surrounds is within walking distance, and the variety of amenities in both Bromley Cross and Edgworth are easily accessible too!

## Services & Specifics

We are advised:

The property is Freehold.

The tax band is C.

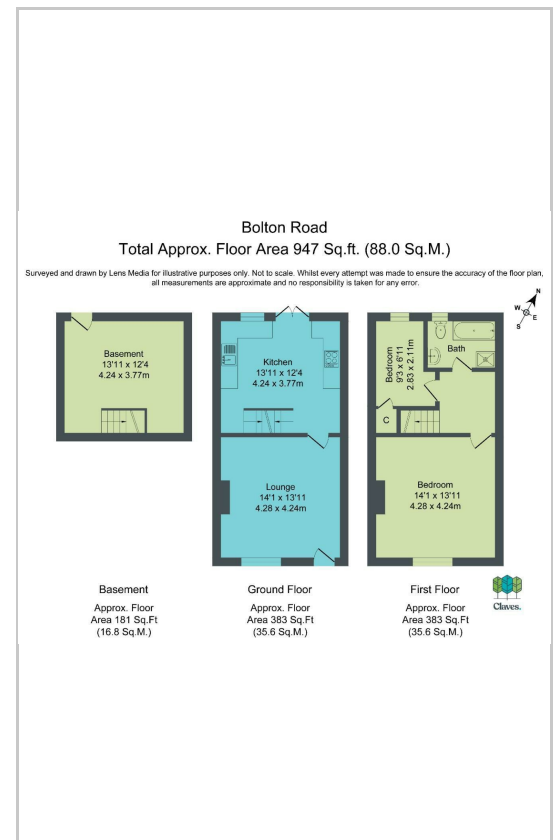
The property is heated via gas central heating with a Worcester combi boiler located in the kitchen.

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

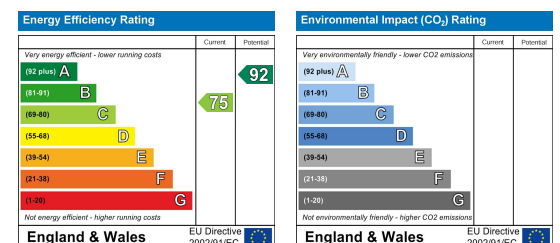
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.  
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk