



## Playfair Street, Bolton BL1 7LB

£165,000



"Merry Little Cottage".....

The plaque on the front says it all!!

A charming stone end cottage which has bundles of character and features and would suit either someone starting of their journey on the property ladder or someone downsizing. Being a grade two listed row of cottages you can be assured that the features that come with such properties are retained. Accessed via the entrance vestibule keeping the heat in and everyday noises out leads to the lounge with welcoming wood burner, perfect for those winter evenings. The dining kitchen has wall and floor units with built in oven, four plate hob and extractor hood above, a sash window looks out to the rear courtyard. The first floor benefits from two bedrooms, the main bedroom being generous in size and a three piece bathroom. In addition to the rear courtyard beyond is invaluable off road parking with a drive area and recently completed concrete base which if required could site a garage in the future should you wish. With no upward chain you could be living in this wonderful cottage before you know it but don't hang around as they are in demand and are selling quickly!

- Delightful Stone End Cottage
- Quaint Grade Two Listed Row Of Cottages
- First Floor, Two Bedrooms, Three Piece Bathroom
- No Upward Chain!
- Situated In The Sought After Conservation Area At Eagley
- Entrance Vestibule, Lounge, Dining Kitchen
- Rear Courtyard, Off Road Driveway Parking Behind
- Early Viewing Recommended

**Claves.**

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