



Claves.



Blackburn Road

Bolton, BL7 0PL

Guide price £265,000



Benefitting from lovely rural views in all directions, this handsome Victorian terraced property in Edgworth is deceptively spacious, boasting 3 double bedrooms (the master with a handy mezzanine loft aspect), modern bathroom, plus a welcoming open plan living space, country-style kitchen, garage and off-road parking.



The Living Space

Be welcomed into this attractive Victorian home through the well-presented entrance vestibule which opens up to a fabulous open plan living space where you get the first glimpse of the characterful high ceilings... The open plan lounge and dining area spans from front to back, allowing natural light to stream in from all angles, creating a bright and airy feel. And for the colder winter days the contemporary Aga multifuel burner set within its stone fireplace pelts out warmth and a cosy glow.

To the rear of the property sits the kitchen, where a Rangemaster cooker stands proud on the dark tiled floor at the far end, adding to that lovely country vibe. Contemporary black quartz worktops add a tasteful contrast to the otherwise traditional wood kitchen, in which sits a large Belfast sink with character tap, dishwasher, and fridge-freezer. The washer and dryer are currently situated in the garage allowing plentiful storage space within the kitchen.

Bedrooms & Bathroom

Briefly mentioned above, this home showcases a superb master bedroom with a handy (and rather cool) mezzanine loft aspect. Stairs lead up to the mezzanine aspect from the main bedroom and open onto another large bright and airy room which offers plenty of options in its use: perhaps a home gym or yoga space, creative/studio room or home office? The choice is yours! At the very least this space provides loads of extra storage capacity. Back down to the master, trendy wall panelling sits behind the bed, above which hangs modern feature lighting, and the bedroom is complete with contemporary fitted drobes, drawers and dressing table.

The two other bedrooms here can accommodate double beds, and the bedroom right at the back also benefits from more fitted furniture, including drobes, drawers and a desk.

If you choose to purchase this property you can rest assured knowing you have a beautiful near-new bathroom! Neutral two-tone tiling creates a warm homely feel, and the three piece suite includes bath with shower and rainfall head, wash basin and contemporary storage unit with wall-mounted mirror.

Outside Space

In addition to the front garden, which is currently flagged hence super easy maintenance, there is a small yard to the rear, an attached garage, and an off-road parking space at the back, with plenty of on-road parking space at the front too.

The Best of Both Worlds

Situated in an enviable position on Blackburn Road, just a hop skip and a jump from the lovely village centre of Edgworth, with scenic views of the rolling green countryside to the front and rear, this handsome Victorian terraced home offers the best of both worlds, being on the doorstep of tranquil countryside, while having access to village amenities plus the huge variety of further amenities to choose from in the neighbouring Bolton, Bury, and Darwen.

Take a Sunday stroll around the local Wayoh Reservoir and moorland trails, then pop into the Strawberry Duck or the famous Holden's & Co village shop to refuel! More outdoor pursuits, including sailing, golf, and equestrian facilities are nearby, as well as an array of amenities, such as schools, restaurants, pubs and shops. An even greater variety of amenities lie further afield in the neighbouring villages of Bromley Cross and Egerton in Bolton, Greenmount, Holcombe, and Ramsbottom in the Bury direction, and Huddlesden heading towards Darwen.

Despite Edgworth's rural setting it is a well-connected village, with easy access to Bolton, Bury, and Darwen as mentioned above. 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 Freehold.

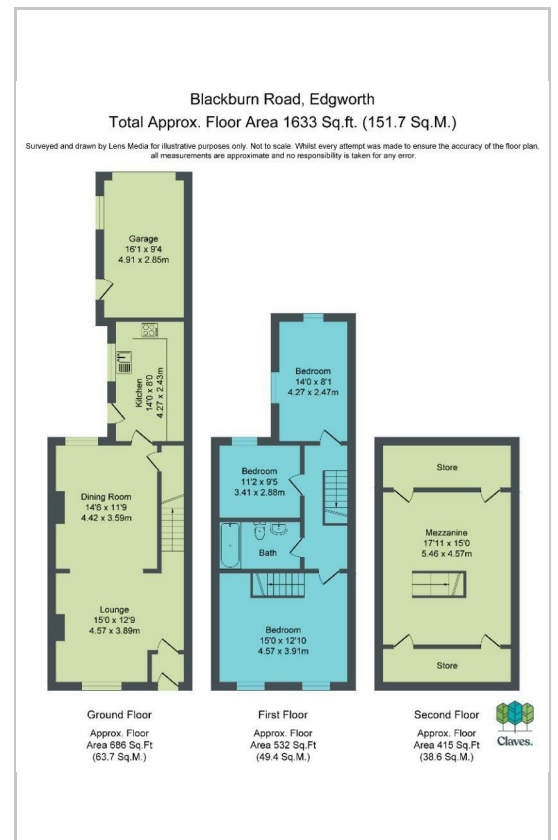
The property is tax band is C.

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

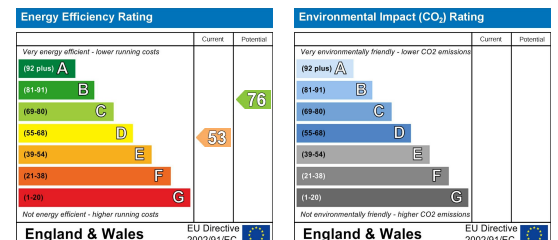
Area Map



Floor Plans



Energy Efficiency Graph



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