



Claves.



Park View

Bolton, BL1 7LE

Offers over £180,000



This quaint two-bedroom stone cottage tucked away in a quiet corner of Eagley. It has recently been refurbished throughout and provides a cosy yet bright and airy home, where contemporary style blends seamlessly with authentic character.

12 Park View is overflowing with charm inside and out. The property sits in the corner of a peaceful, well presented stone terraced façade and its grade 2 listing, giving a nod to the property's heritage, with neighbour's garden's giving a lovely green contrast to the front. Our clients' have told us there is a real community feel with the neighbours here, and they will be truly sad to leave.



Living Spaces

Upon entering through the wonderfully bold yellow front door, you are welcomed into a cosy lounge area that immediately tells you the home is one of character... A stone chimney breast is home to a log burner, which you can imagine brings a lovely warm glow to the room in the winter months, with the sound of the fire crackling away. A traditional column radiator sits on one of the neutral colour walls, while the solid wood flooring allows natural light to bounce around the room. This room is perfect for putting your feet up after a hard day's work, popping the latest Netflix series on, and sinking into the sofa.

Through a beautiful open archway past the central staircase and through to your kitchen...

Wow, what a beautiful space! The period charm of the property continues here... Original exposed stone flooring, barn-style doors, oak style beam work and a true-white Belfast sink sits in a solid wooden worktop – all these country-kitchen features complement the modern, grey kitchen cupboards just perfectly, while the white worktops and tiles bring a freshness to the space. The kitchen is fitted with integrated appliances including oven and gas hob with extractor, dishwasher, integrated bins, and a deep pantry cupboard to hide away the microwave and all your dried goods! A kitchen like this is perfect for entertaining. Picture cooking up a delicious meal while socialising with friends over the island – the drinks are flowing – what a great evening it will be!

In the corner of your kitchen a dark wood door gives access to your converted cellar – a handy space that has been converted in keeping with the contemporary yet characterful style of the property. This room is highly versatile, and the current owners use it for a variety of things, from a children's playroom to a subtle utility room with the washer and dryer hidden behind a curtain, as well as extra storage space for coats and shoes, and logs for your burner in the lounge! How would you use this space?

Sleeping & Bathing

Your master bedroom is located to the right at the top of the central staircase and encompasses the whole front of the house, affording a generous sized room with more character! Part-vaulted ceilings and beam work bring a lovely touch of character to this room while the décor brings an element of contemporary design. And your master benefits from quaint views onto the front gardens of this homely community.

On the opposite side of the staircase lies your second bedroom which is equally finished to a fresh modern standard and is currently used as a nursery for the little one.

Adjacent to the second bedroom is the bathroom, which is again oozing with character and charm. The three-piece bathroom suite is one of traditional Victorian style which adds an elegance to the room, while the pastel pink feature wall and dark grey heated towel rail bring in that contemporary aesthetic. White tiled walls and flooring create a light, bright atmosphere, and the exposed section on the wall just above the sink reminds you of the building's solid stone structure – what a brilliant touch!

Your Outside Space

The beauty of the outside space in a property of this nature is that it's so easy to maintain! From the kitchen another wonderfully bold yellow door leads onto your well-presented back yard. A great spot to enjoy a BBQ and beers with family and friends in the summertime. This space benefits from a decked area and access to the back street. And if you wanted, you could create a beautiful little haven here with plentiful plant pots and hanging baskets boasting an array of colours that add a touch of vibrancy.

Location

12 Park View is nestled into a picturesque corner of Eagley, where the cobbled streets and stone houses would lead you to believing this property is situated deep in the countryside in a quaint little village... The property does benefit from all the charm and tranquillity of a property in that setting, but also benefits from being close to a huge variety of amenities. From retail parks and supermarkets, to pubs, restaurants, sporting facilities and great schools, you have it all within a five-minute drive!

And for those commuting, the A666 provides easy access to the motorway, while Bromley Cross Train Station is just a 10-minute walk away.

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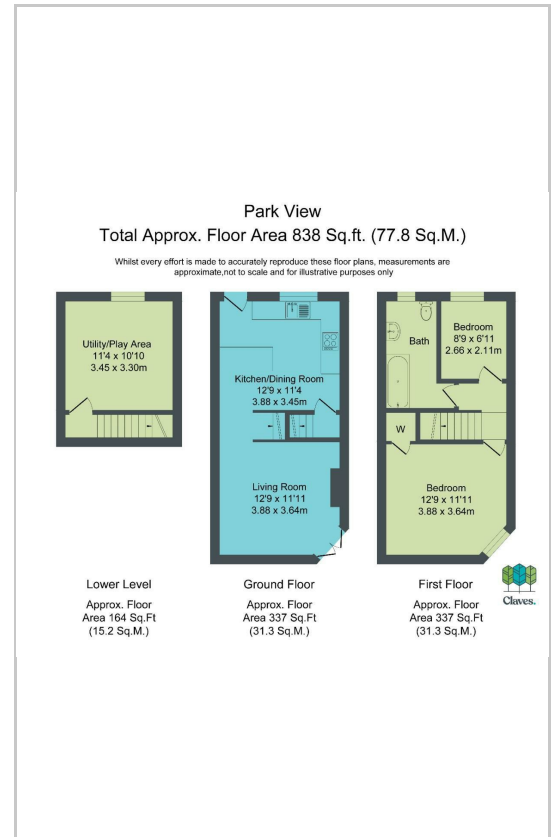
Claves.

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

Area Map



Floor Plans



Energy Efficiency Graph

