



Claves.



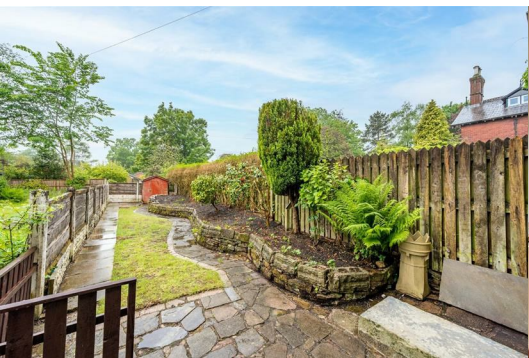
Park View

Bolton, BL1 7LE

Offers around £170,000



Tucked away in the corner of the quaint village community of Park View in Eagley, this 2-bedroom mid-terraced stone cottage is full of character and charm, and has so much potential! With scope for modernisation and the staircase covering 4 storeys, from basement through to the loft room, the property is perfect if you're looking to make it your own. Benefitting from generous rooms throughout, the property briefly comprises a lounge and kitchen-diner, 2 bedrooms, bathroom, front garden, and rear yard, in addition to the basement and loft room which is accessed via a permanent staircase. Let's walk through the finer details...



Living Space

A handy porch welcomes you into the lounge from the front garden, where a beautiful exposed stone chimney breast houses a traditional log burner, creating a real cosy-cottage feel, with views out onto the long front garden and surrounding greenery, it's such a quaint place to live. Through to the rear of the home is the kitchen, and not dissimilar to the rest of the home this room would benefit from modernisation. The basement is accessed via the kitchen and offers potential for conversion. A lean-to extension is also off the kitchen providing further space for storage.

Bedrooms & Bathing

The upstairs layout of Fieldmouse Cottage is traditional, with the large master to the front and a single bedroom and the bathroom to the rear, which features a 3-piece suite including bath with shower, wash basin and WC. From the single bedroom, another set of stairs leads up into the loft, which like the basement has conversion potential.

Outside Space

No.2 is one of few properties within the hamlet that has an undisrupted private front garden – owing to its end position, the front door leads right out into the front garden with no neighbourly path like many of the properties at Park View. The long front garden is currently landscaped, affording raised walled flower beds, a lawn, a garden path, and a patio at the top end which currently houses a garden shed. The front garden is directly south-facing too! So say hello to long summer days where you can soak up the rays all day long. It's such a lovely peaceful setting, the perfect spot to unwind with a good book. As well as the front garden, there is a yard that is accessed via the lane to the rear of the property which could accommodate a car.

Quaint & Picturesque

2 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! The amenities of Bromley Cross, Egerton, Sharples and Astley Bridge all provide a selection of amenities right on your doorstep. And for those commuting, the A666 provides easy access to the M61 (south) and M65 (north), while Bromley Cross Train Station is just a 10-minute walk away offering direct links into Manchester and beyond.

Services & Specifics

We are advised:

The property is Freehold.

The property is tax band C.

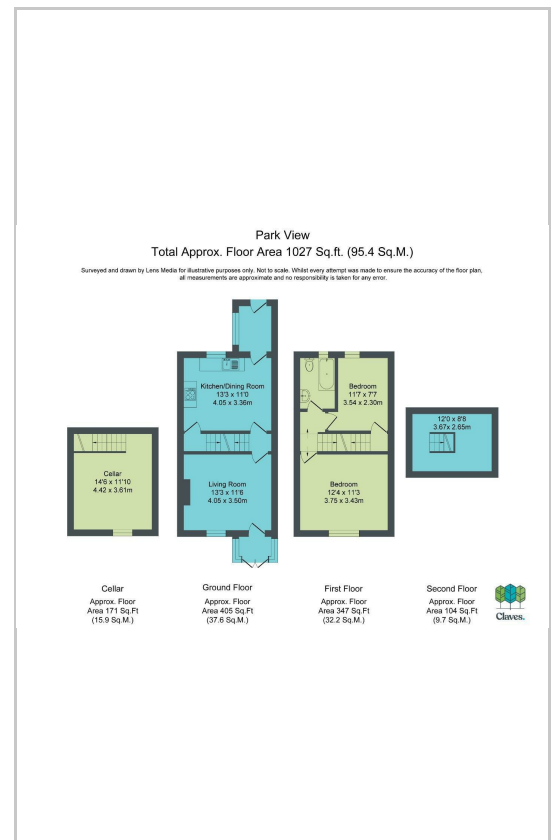
The property is heated via gas central heating with a Worcester boiler located in the loft.

The property's services are all on mains.

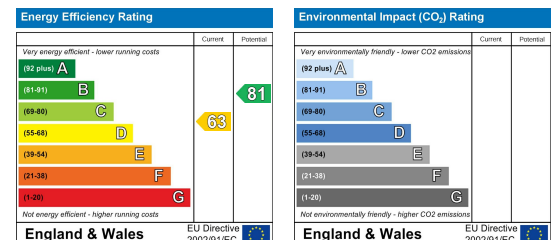
Area Map



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.

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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