



Claves.



Crown Point

Bolton, BL7 0BD

£195,000



This 2-bedroom mid-terraced cottage is as cosy as can be. The property is nestled into the row of stone cottages that is Crown Point, a traditional 1800s-style hamlet just a hop skip and jump from central Edgworth. Number 21 offers a blank slate ready to move into, highly suitable for a first-time buyer, young couple or perhaps somebody looking to downsize. Let's take a closer look...



A Real Cottage Feel

Through the gate and down the garden path... Isn't it quaint? A real cottage feel. The front door welcomes you into the lounge where a chimney breast with exposed brick surrounds houses a log burner – how cosy this will be with the crackle of burning logs and a cosy orange glow. The colour scheme throughout this home is soft neutral tones, affording a bright and airy feel and allowing your personal taste and preferences to easily complement the existing décor.

Through to the rear of the home is the kitchen, which benefits from a tiled floor, tiled splashbacks and wooden kitchen units with a contrasting black worktop with sink, drainer and mixer tap. Other integrated appliances include electric oven and an electric hob with extractor. And the back door leads outside onto a quaint lane where you can enjoy a morning coffee and hang your washing on warm sunny days!

Bedrooms & Bathroom

The stairs are found in the kitchen which lead to the bedrooms and bathroom, where the neutral palette provides a versatile blank canvas for all your bedroom furniture and dressings, and the lovely bright and airy feel continues.

The bathroom is of a contemporary standard and fitted as a wet room with beautiful stone-tone tiling to walls and a contrasting dark grey tiling to the floor. A glass façade separates the open plan shower aspect with rainfall showerhead from the rest of the bathroom, which features wash basin, WC, and heated chrome towel rail.

Outside Space & Edgworth Village

Perched behind a walled front lawn and garden path, this stone cottage nestled into Crown Point is a picture-perfect village setting where the only noise you can hear is a subtle birdsong. In addition to the front lawn, the cottage benefits from outside space to the rear in the form a traditional back lane with an outhouse.

Benefitting from the lovely community vibe and amenities of Edgworth, close to the village centre while being tucked away in a quiet world of its own, this property benefits from the convenience of village living coupled with the peace and quietude of a secluded hamlet.

Take a Sunday stroll around the local Wayoh Reservoir and moorland trails, then pop into the Strawbury 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 B.

The property's services are all on mains.

The property is alarmed.

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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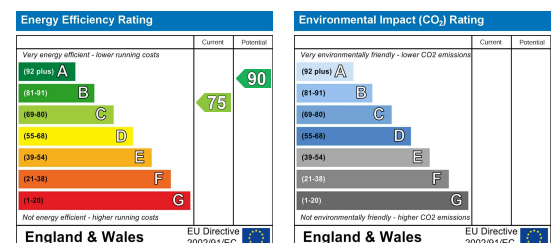
Area Map



Floor Plans



Energy Efficiency Graph



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