



Claves.



Bolton Road

Bolton, BL7 0AH

£285,000



This traditional stone property in the heart of Edgworth has recently been extended and renovated, providing a surprisingly spacious and fresh three-bedroom home with modern interiors which you can simply move into, unpack, and enjoy! This charming house is located in a highly sought after village location with open countryside views.



The Living Space

On the ground floor the living space is open plan with the lounge area to the front, dining in the middle, and the kitchen to the rear. The spaces flow together creating a contemporary feel and spacious layout where the décor is fresh and modern, and window shutters on the lounge window add a touch of traditional style. This generous open plan space is both trendy and practical for both daily life and entertaining friends and family.

The modern finish continues in the kitchen with matt grey units, a contrasting white worktop and feature splashbacks. Integrated appliances in the kitchen include a dishwasher, oven, microwave, fridge, freezer, and sink with drainer and swan neck mixer tap – you can just move in! And the kitchen window frames lovely scenic views of the open countryside at the back.

Next to the kitchen is an added element of practicality – an open aspect coat and boot room with a glass door leading to the back garden. And back into the hallway at the front is a downstairs WC which is also finished to fresh contemporary standards while adding extra practicality.

Bedrooms & Bathrooms

On the first floor are two generously sized double bedrooms offering plenty of space for all! And not dissimilar to the living space downstairs each is presented to fresh contemporary standards. The largest of the two bedrooms on the first floor sits at the front and boasts a footprint that spans the full width of the property, and fitted window shutters are in keeping with the traditional style of the home. The second bedroom at the rear is also generous in size with trendy wall panelling and benefits from the unique feature of a balcony – a lovely spot to soak up the scenic views.

The main bathroom is also on the first floor, and the design is something quite special! The vaulted ceiling and large Velux window immediately give a bright and airy modern vibe, and internal finish of the bathroom is stylish too, with steps leading to a tiled in bath, a large walk-in shower with glass façade, WC and vanity basin, and the whole room is brought together with complementary grey tiling to the floor and walls.

Up to the second floor and the third bedroom also benefits from vaulted ceilings and Velux windows giving that attractive modern feel. There's enough room for a double bed in the third bedroom too, or alternatively this space would make a spacious home office.

The Outside Space

The outside space at 158 Bolton Road benefits from lovely scenic views to the rear, the traditional back garden provides a quiet spot to enjoy sitting in the sun without the need for lots of maintenance.

A Sought-After Village

This sought after village location provides countryside on your doorstep and the convenience of village amenities. You can roll out of bed for a stroll around the neighbouring Wayoh reservoir, and then stop at the Black Bull or Strawberry Duck for a hearty pub lunch! Perhaps pop into The Barlow, Edgworth's Community Hub, to catch up with the friendly locals. Edgworth offers a number of village amenities, including several country pubs, restaurants, a local butcher, post office, pharmacy, hair and beauty salon, and the popular Holdens & Co village shop and ice creamery.

In addition to the Wayoh, Entwistle reservoir provides another option for local walks, as well as the surrounding Pennine Moors. Whether it's walking, running, cycling, equestrian facilities, it's all on your doorstep!

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

The property is freehold.

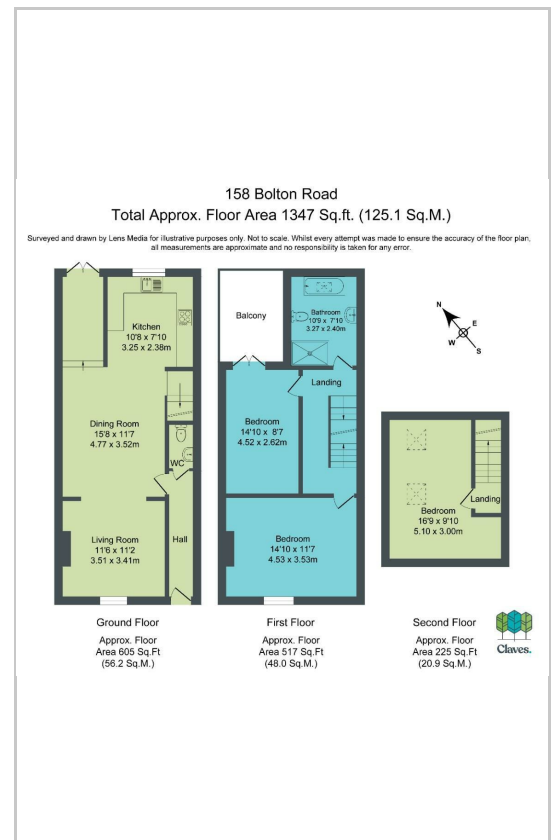
The tax band is C.

There is gas central heating with an Ideal combi boiler in the kitchen.

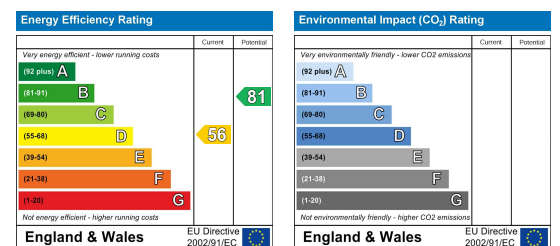
Area Map



Floor Plans



Energy Efficiency Graph



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