



Claves.



## School Lane

Turton, BL7 0PR

Offers around £285,000



Offered with no onward chain and tucked away on the scenic outskirts of Edgworth is this three-bedroom mews style property. If a countryside, village lifestyle is what you are looking for, look no further than Edgworth Views! The current owners have undertaken several upgrades on this home in the past few years, meaning you can move in, unpack, and enjoy.

A brief summary of the accommodation includes an entrance hallway, kitchen with utility cupboard, living/dining room, master bedroom with en-suite, two further bedrooms and a family bathroom. Externally, the property benefits from private parking and a well proportioned garden that directly borders open countryside.



### The Living Space

The kitchen is located to the left of the hallway and is a contemporary design, featuring a breakfast bar and a range of integrated appliances, including fridge-freezer, double oven, dishwasher, induction hob and extractor, ample storage, and sink with drainer and mixer tap. The breakfast bar with feature lights provides a great space for socialising with friends and family. And the washer/dryer is located in the utility cupboard off the kitchen.

The living/dining room is situated at the rear and is a bright and airy space owing to the French doors and large windows overlooking the garden and neighbouring countryside. The living space is versatile and provides a homely space for all the family to enjoy, with fresh white walls and modern decor. And for added practicality there is a substantial storage cupboard situated off the lounge.

The home is also versatile in the sense that the current owners currently use the master bedroom as an office and playground.

### The Bedrooms & Bathrooms

This semi-rural family home benefits from three bedrooms. The master can be found to the right of the hallway on the ground floor and comes complete with substantial fitted wardrobes and three-piece en-suite with walk-in shower, wash basin and WC. On the first floor is the main four-piece family bathroom of a black and white design, which features tiled flooring and walls, a bath, walk-in shower, WC, and wash basin. The two other double bedrooms each have vaulted ceilings and a real cosy feel. And the spacious landing provides a good amount of additional storage space.

### The Outside Space

Through the French doors off the lounge is the country garden with rural views as far as the eye can see. An Indian sandstone patio is directly outside providing a nice spot for summer relaxation. Down a few steps to the lower aspect of the garden lies another flagged patio area. And beyond the patios is a lawn bordered by fencing and flower beds, with access into the surrounding countryside.

### The Location

Edgworth Views is a contemporary yet characterful development that benefits from what it says in the name... It's located on the periphery of the sought after Edgworth Village, and has fantastic views! What was once an old schoolhouse and grounds is now a welcoming hamlet of lovely homes that offer the best of both worlds, with the convenience of village amenities nearby rolling hills on your doorstep.

Within walking distance are the Wayoh and Entwistle reservoirs, offering the perfect setting for countryside strolls. Edgworth is also home to country pubs and independent shops, as well as a post office and chemist. A wider variety of amenities is within a short drive to Bromley Cross. Bromley Cross Train Station provides access to Manchester to the south and the Preston/Ciitheroe/Ribble Valley region to the north, and motorway access is nearby via the M65.

### The Specifics

The tax band is C.

The property comes with one allocated space on the deeds but there is additional parking available in the hamlet.

The tenure is leasehold, but the residents of Edgworth Views collectively own the management company, which owns the freehold.

The length of the lease is 999 years from 2002, hence 977 years remain as of 2024.

There is gas central heating with a Vaillant boiler which we are advised was new as of 2023 and is approx 1 year old as of writing.

Since the vendor purchased the property in 2022 we are advised they have carried out the following upgrades/works:

Central heating system including boiler, radiators and piping.

Roof and velux windows.

Windows and doors.

All floor coverings except the family bathroom.

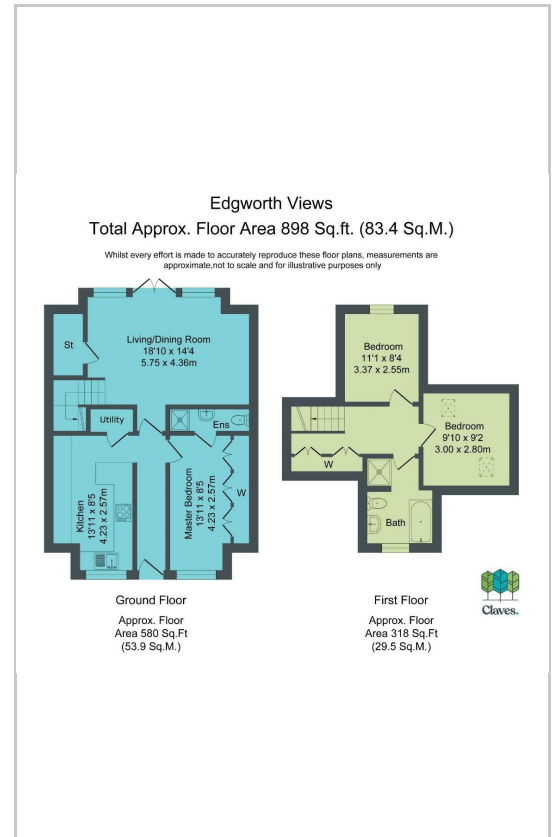
Upvc external cladding.

Indian sandstone patio.

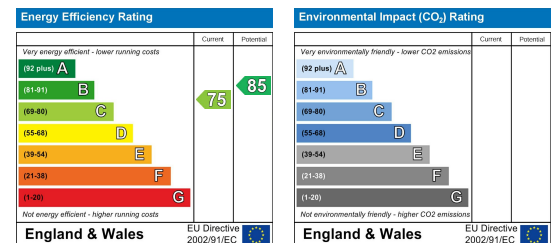
## Area Map



## Floor Plans



## Energy Efficiency Graph



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