



Claves.



Mount Pleasant

Turton, BL7 0AG

Offers over £220,000



No chain! Situated within the quaint location of Mount Pleasant in Edgworth, this well-presented two-bed end cottage is perfect if you're in search of a peaceful village lifestyle with scenic views and beautiful countryside on your doorstep. A brief overview of the accommodation includes a lounge, kitchen-diner, large master bedroom, second bedroom, and family bathroom. Externally the property features a well-kept garden to the rear, and to the front is a good amount of space for external storage, or for parking a small car like the current owner.



Living Space

The property has a traditional cottage design yet the contemporary décor gives an airy feel which is apparent the moment you step inside, created by the fresh white walls and ceiling in the lounge. The beams overhead, the engineered oak floor, and the exposed brick fireplace with log burner all contribute to the cosy cottage aesthetic. It's a fabulous home for those who enjoy a touch of period character. There is also a substantial understairs storage closet which is accessible from the lounge.

Stroll through the lounge and to the rear is the kitchen-diner which looks onto the lovely cottage garden. The light grey cabinetry continues the fresh contemporary feel and complements the metro tiled splashbacks. Integrated appliances within the kitchen include a four-ring gas hob, electric oven, and large sink with traditional style mixer tap. There's also ample space and allocated places for the freestanding washing machine and fridge-freezer, as well as a dining table in the corner. Another characterful feature here is the stable door which will be pleasant to keep open and allow a breeze through the house on warm summer days.

Bedrooms & Bathrooms

Upstairs the master bedroom is an excellent size boasting a huge double footprint, with an exposed stone feature chimney breast and decorative fireplace. The second bedroom is also a good size for cottage living and would alternatively be suited for use as a spacious home office. The well-presented, neutral and contemporary décor continues here too, allowing an easy move where you can simply unpack and enjoy.

Within the bathroom is a three-piece suite comprising bath with shower, wash basin and WC. The bath with shower features tiled surrounds, and elsewhere the walls are part tiled.

Outside Space

At the rear the garden is elevated and gets a good amount of sun, featuring a central lawn with mature beds and borders, and from the lawn there is a small elevated patio which provides a tranquil sun-soaked setting for a table and chairs.

The front of the property benefits from a yard area which the current owner uses for parking a car, however please note that this space is only suitable for small cars. Alternatively it gives practical space for a shed or other external storage.

Location

Mount Pleasant is a fantastic choice if you're looking for semi-rural living with a great amount of countryside on your doorstep, while also having easy walking access to the lovely village amenities of Edgworth. You can pop into the Black Bull, Chetham Arms or Strawbury Duck to refuel after strolls around the local Wayoh and Entwistle reservoirs. The village also features independent shops, a local butcher and post office, and The Barlow, Edgworth's Community Hub, with a cafe and kids' playground.

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.

Specifics

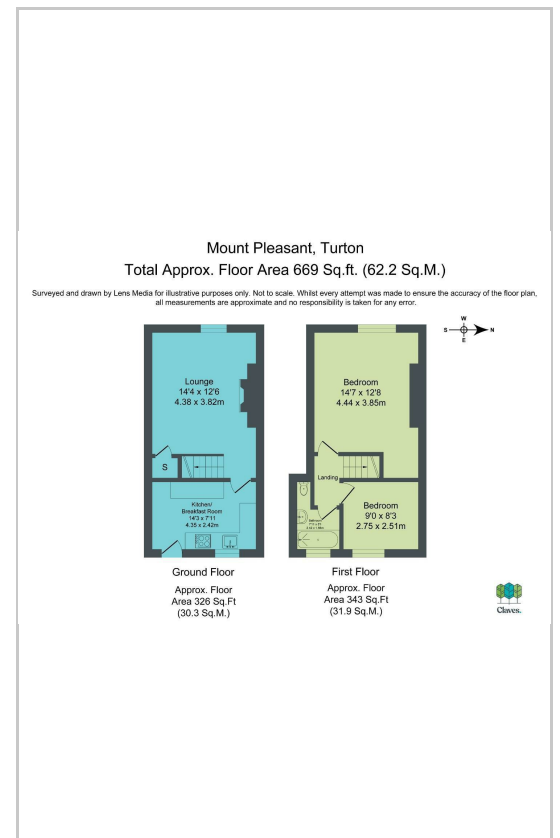
The tax band is B.

The tenure is freehold.

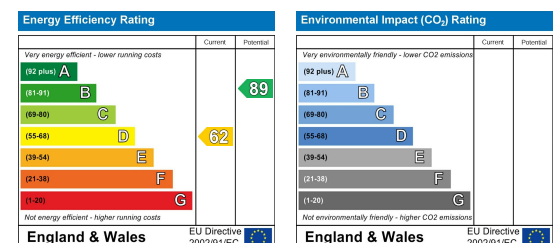
Area Map



Floor Plans



Energy Efficiency Graph



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