



Claves.



## Park View

Bolton, BL1 7LE

Offers around £190,000



This quaint two-bedroom stone cottage is tucked away in a quiet corner of Eagley. It has been modernised throughout and provides a cosy yet bright and airy home, where contemporary style blends seamlessly with authentic character. A quick summary of the accommodation includes a front living room, kitchen-diner to the rear, with two bedrooms and a family bathroom upstairs, and a cellar too! Externally the property features a cottage garden to the front as well as a walled private yard and parking to the rear.



## The Living Space

The home welcomes you into the front living room which is oozing with character and provides such a cosy space to unwind and sink into the sofa. A traditional chimney breast is home to a log burner which is sure to pelt out warmth and a cosy glow on cold winter's days. There are two arched alcoves which give the room a quaint design while also providing handy space for storage and other decoration. And the exposed stone fireplace mantel and slate hearth brings it all together with a homely yet rustic touch. From the lounge is also a lovely view onto the leafy green cottage gardens.

Through to the rear and the quaint cottage style continues, with a traditional country style kitchen including a range of integrated appliances including an electric oven and four-plate gas hob, washing machine, fridge, freezer and a traditional style white sink with drainer and mixer tap. The kitchen is a bright and airy room owing to the fresh neutral colour scheme, where beige shaker style cabinetry complements the wooden worktop and white metro tiled splashbacks. From the kitchen is also access into the cellar, which provides a good amount of additional storage space.

## Bedrooms & Bathrooms

Upstairs the two bedrooms are well proportioned and the rustic country aesthetic continues, with exposed hardwood floors and high ceilings. The master is a good sized double situated at the front with pleasant green views and a feature fireplace giving a nod to the property's heritage, and further storage via a corner closet adds extra practicality. The second bedroom is situated to the rear and is large enough to accommodate a double, or alternatively would be useful as a spacious home office.

The bathroom is dressed to contemporary standards while keeping the character of the property in mind... Slate effect tiles are on the floor and the bath with shower is surrounded by white tiling which adds a fresh contrast. The three piece suite is modern and comprises the bath with shower, contemporary WC and vanity basin., and the room also benefits from a chrome heated towel rail.

## The Outside Space

Unique for terraced cottages, the properties at Park View benefit from both leafy green cottage gardens at the front, in addition to traditional yards at the rear, providing more outside space than most! The lovely cottage garden at the front offers good scope for landscaping, and the rear yard is ideal for a more private setting, as well as practical uses for having a garden shed or storing other bits and bobs.

## The Location

This lovely property is nestled into a picturesque corner of Eagley where cobbled streets and cottage gardens would lead you to believing this property is in a quaint country village... The property benefits from all the charm and tranquillity of such a setting, while also being close to a great variety of amenities, from retail parks and supermarkets, to pubs, restaurants, leisure facilities and good 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.

## The Specifics

The tax band is C.

The tenure is freehold.

The property is Grade II listed and in a conservation area.

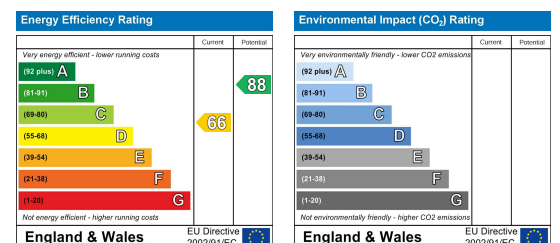
## Area Map



## Floor Plans



## Energy Efficiency Graph



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