



Cox Green Road

Bolton, BL7 9HF

£220,000



Welcome to this stunning stone 2-bedroom stone cottage on the ever-popular Cox Green Road in Egerton! Having just undergone a full internal refurbishment, most of this characterful property's interior is brand new and finished to a beautiful contemporary standard with bespoke, fitted joinery throughout, and its charming character remains clear for all to see.

Internally the home comprises a spacious lounge and kitchen-diner, two double bedrooms, and main family bathroom, while outside the home sits behind a raised front garden and footpath, and to the rear is more outside space, including a secure spot for parking, which is hard to come by for a property of this nature in Egerton! Let's take a look at the finer details...



The Living Aspect

The attention to detail in the interior design of this home is first glimpsed in the lounge, where a fireplace with modern gas fire and chimney breast holds the centre of the room, and where a contemporary grey colour scheme offers a tasteful canvas for your furniture to easily complement. As you will see, every detail has been thought about in this attractive home, from the bespoke radiator covers, to the well-positioned spotlights and tasteful modern styling.

The fresh contemporary design continues in the kitchen, which is brand new as of writing in mid-February 2022, and where light grey shaker-style cupboards sit below a contrasting dark grey worktop, complementing the white marble-style tiled splashbacks. This room is a great size, with scope for a dining table if desired, and comes complete with integrated appliances including dishwasher, electric oven and gas hob with hidden extractor and inset lighting, plus a ceramic sink with drainer and mixer tap which adds a splash of white to the smart grey colour scheme. Like the rest of the home, the kitchen benefits from an attractive modern style, new condition, and generous footprint – what more could you want?

Bedrooms & Bathing

Thick, carpeted stairs lead you onto the landing connecting the bedrooms and bathroom in the home – which are all found in stunning, show-home-condition, ready for you to move in and enjoy without lifting a finger!

The beautifully presented master bedroom spans the width of the property at the front, where two large windows stream an abundance of natural light in and around the room, creating a fresh, bright ambience. Three spotlights light up the handsome fitted wardrobes and media wall, creating an image that deserves to be featured in an interior design mag! And more bespoke radiator covers add that extra touch of elegance and style.

The second double bedroom sits to the rear of the home and is equally impressive in style and finish! Like the master, this room is complete with fitted wardrobes, and also benefits from a desk/workspace which is ideal for those who work from home.

Unique for a property of this style and age, the bathroom is a generous size, allowing ample space for the four-piece suite, including a full size jacuzzi bath, walk-in shower, and freestanding wash basin and WC. This bathroom is so new that the tiling to floors and walls was finished just a few days before the property came to the market in mid-February 2022! This bathroom has a lovely bright and airy ambience, where a skylight above the shower lets natural light in.

A Versatile Outside Space

As mentioned above, a great bonus about this property is its outside space to the rear, providing scope for off-road parking for two cars, which is rare for a property like this in Egerton.

Or perhaps you don't mind parking on the road and you'd like to use the space as a garden? It's a lovely quiet spot and a great size after all, which with some simple TLC could be made into a beautiful and secluded outside haven! Spring and summer are around the corner so you can rest easy knowing you have space to soak up some sun should you so wish.

A neighbouring property has erected an outhouse in their garden, perhaps this is what you'd like to do, to create a home office or home gym at the end of the garden? How fab that would be!

Egerton & Bromley Cross

Perched on the ever-popular Cox Green Road in Egerton, this beautiful stone terraced benefits from having a fantastic variety of amenities nearby. Egerton and the neighbouring Bromley Cross both provide an array of shops, pubs, cafes, and restaurants... Pop into Baker's for family Sunday brunch... Enjoy a romantic meal at Ciao Baby... Anyone for Friday drinks at The Railway in Bromley Cross? So much local choice! Though this property falls within the Egerton boundary, central Bromley Cross is just a hop skip and jump down Darwen Road, where every village amenity you might need can be found.

Being on the fringe of Bolton, the nearby Pennine Moors offer an abundance of outdoor pursuits. And the moors are only a few minutes' walk from this location on Cox Green Road, meaning added convenience for walking your four-legged friends. Nearby outdoor pursuits include sailing at Bolton or Delph, and brisk walks, running, or cycling through the countryside. And of course, there are the local golf clubs too – Turton and Dunsar give two local options.

From a practical perspective there's a great choice of primary and secondary schooling in the area, as well as a railway link from Bromley Cross Train Station, and motorway access is easy via the A666.

Services & Specifics

We are advised:

All services, including gas, electric, water, and drainage are on mains.

The loft is fully boarded with loft ladders installed.

The property is leasehold, with a ground rent of £3.72 per annum.

The property was originally built in the mid-1800s.

The property is tax band A.

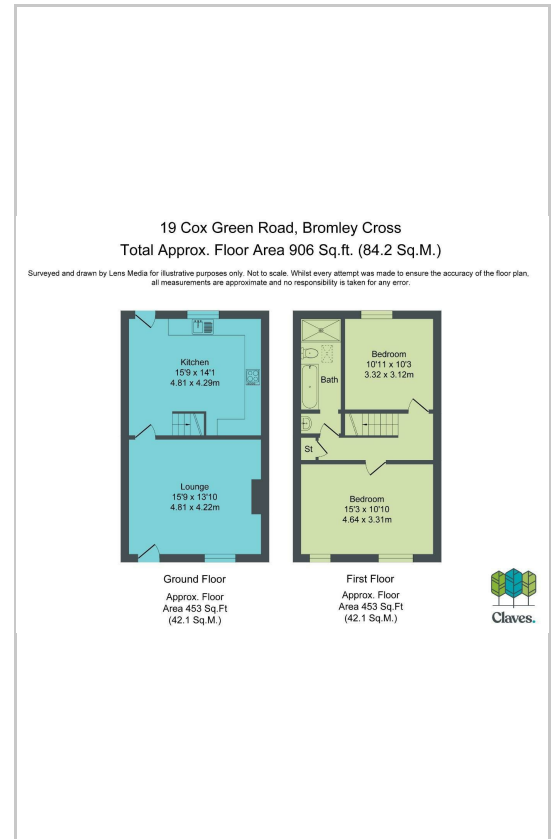
The property is heated by gas central heating via a combi boiler which is located in the loft, and was last serviced in November 2021.

The property has HIVE smart home technology installed.

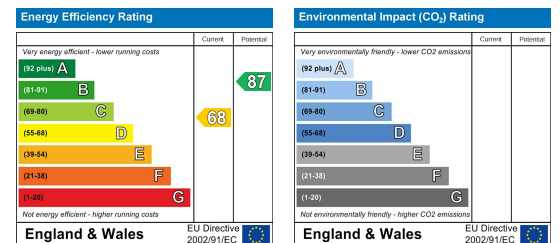
Area Map



Floor Plans



Energy Efficiency Graph



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