



Claves.



Bolton Road

Bolton, BL7 0AE

£265,000



This three-bedroom semi-detached stone cottage on Bolton Road in Edgworth boasts beautiful scenic views with equally beautiful interiors which complement the style of property and countryside surroundings just perfectly. If you're looking for a home with an immaculate finish and tasteful interior design then look no further. A brief summary of the accommodation includes a large open plan living space where the lounge, dining area and kitchen blend seamlessly across the ground floor, a utility, three bedrooms and main bathroom.



The Living Space

Step inside and you are immediately wowed by this home's unique layout and tasteful interior design which blends country character with modernism in a fantastic open plan layout. The lounge sits at the front of the ground floor living space where the glorious views can be fully appreciated, and a contemporary log burner sits within a traditional chimney breast with timber mantel, adding to that cosy cottage feel, as does the original beam work overhead. And the feature splash of grey adds stylish contrast to the otherwise fresh white walls.

In the middle of the open plan living is arguably one of the most interesting and stand out features of the space – the central open aspect staircase with a modern glass design and white timber frame in keeping with the fresh and airy aesthetic.

Beyond the feature staircase is the kitchen and dining area which by no surprise matches the contemporary yet cottage vibe given by the rest of the interiors. A rustic hardwood worktop sits atop navy shaker style cabinetry with brushed chrome fittings, and the integrated appliances here include dishwasher, fridge, oven and hob with extractor, and a porcelain Belfast sink with trendy brushed chrome mixer tap adds that finishing touch of a traditional country kitchen.

Adjacent to the kitchen, the utility is a very handy addition providing extra function for appliances, including a freezer and the washer/dryer, plus more space for storage, which is difficult to come by in period cottages. The back door is also via the utility, adding more practicality to keep muddy boots and wet paws after strolls in the nearby countryside. The utility is finished in the same stylish design as the kitchen, so is certainly attractive as well as practical too.

Bedrooms & Bathrooms

Up the central feature staircase and the master bedroom is situated at the front, and like the lounge takes full advantage of the tranquil green scenery – imagine waking up to a view like that every morning, bliss! The master is a substantial double with two large windows streaming in plenty of natural light, and the neutral cottage décor continues here too, allowing you to simply move in and unpack. The gorgeous interiors continue in the two rooms to the rear, where another good sized double lies, and the third bedroom is a single which the current owner uses as a home office.

The main bathroom is located in the centre of the first floor with a fresh modern feel, comprising light grey minimalism floor tiles and cottage grey feature tiled shower surrounds which create a subtle splash of colour. The three-piece suite includes a large walk-in contemporary shower, beautiful wooden wash basin stand with integral storage features and a modern wash basin sat atop. And a practical element in this room is the large cupboard providing a good spot for storage.

The Outside Space & Location

To the rear of the home is a secluded outside spot and scope for external storage, and on your doorstep is miles upon miles of unspoilt countryside for you to explore. From the Wayoh and Entwistle reservoirs, to the countless trails across the West Pennine Moors, you are spoilt for choice when it comes to nature on your doorstep.

Edgworth is a fabulous village with a traditional feel and neighbourly community, benefiting from a selection of pubs and eateries, and other village amenities including a local butcher, post office, pharmacy, hair and beauty salon, Cricket ground, and the famous Holdens & Co village shop. Not to mention The Barlow, Edgworth's community hub.

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 direct trains into Manchester City Centre, ideal for a short city commute!

Services & Specifics

- The tax band is C.
- The tenure is leasehold with a ground rent of £1.50 per annum.
- The lease length is 999 years from 1812, hence 788 years remain.
- The property has an EV charging point.
- The property is fully alarmed with a new alarm as of 2023.
- There is gas central heating with a Worcester combi boiler which was installed in 2016 and has been serviced annually since installation.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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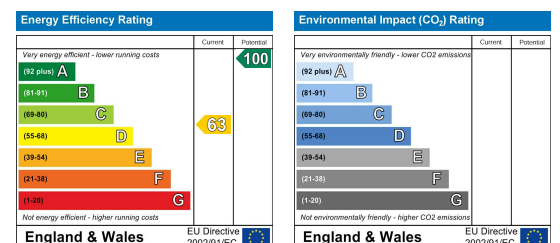
Area Map



Floor Plans



Energy Efficiency Graph



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