



Claves.



Blackburn Road

Bolton, BL7 9SR

Offers around £165,000



Plenty of potential!! This quaint three-bedroom mid-terraced cottage sat in the heart of Egerton provides a rare opportunity to put your own stamp on a cosy, character-filled home, in a highly convenient location. Features such as beam work and exposed stone give this house a lovely charm. The property would benefit from some modernisation, though is in good condition – you can tell it has been well cared for!



A Cosy & Characterful Cottage

Step inside this warm home and you are immediately welcomed by an entrance vestibule that opens onto your front lounge. Here, an original stone fireplace holds the centre of the room, while original beam work lines the ceiling, both of which give a nod to the property's heritage. Your front lounge offers a lovely space to relax and wind down after a hard day's work. Pop the TV on and put your feet up!

Through the door off your front lounge and another exposed stone fireplace immediately catches your attention, the stone further adding to the character and cosy feel of the property. This second reception room is versatile in nature, and makes a handy dining room, owing to the fact it's adjacent to your kitchen...

Your kitchen is a bright and airy space that looks onto your outside space at the back. Perhaps you would knock through to the dining room to create a spacious open plan kitchen-diner? This would be a great family and social space.

Sleeping & Bathing

Upstairs lie your three bedrooms... The master double and a single sit at the front, whereas your bathroom and another single lie to the rear. The bathroom features a three-piece suite including shower cubicle, wash basin and loo.

Outside Space

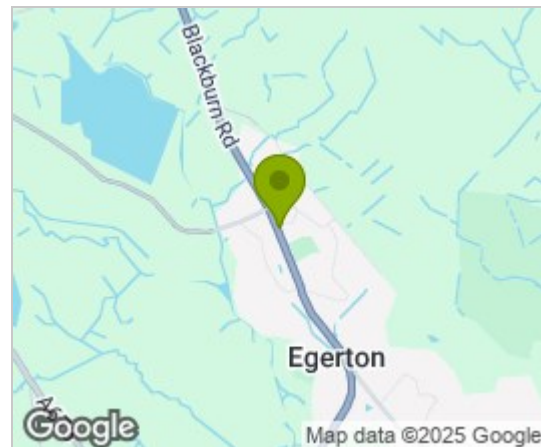
To the rear of the property lies your outside space – a traditional split level back garden that is easy to maintain and, like the property, has plenty of potential! What would you do with this outside space? Decking? Golden shale? A vegetable patch? Flowers in abundance? Whatever your preference this cute little back garden complements the property just perfectly.

Sat in the Heart of Egerton

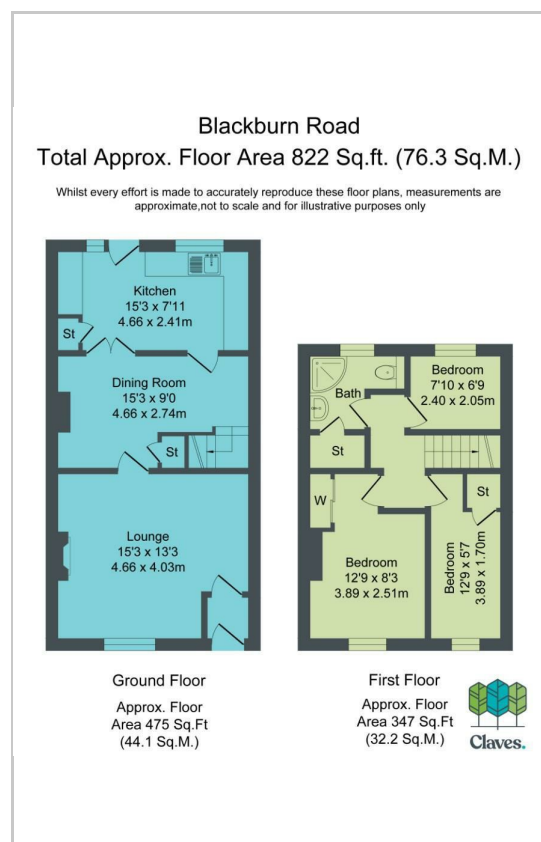
Sat in the heart of Egerton, this property is ideally suited to those looking for a village lifestyle with a community feel and a great selection of local amenities on your doorstep. Cafes, restaurants, and pubs are aplenty in Egerton, and further afield in neighbouring Bromley Cross, as well as shops and transport links via rail and road leading to central Bolton, Manchester, and beyond.

As well as the practicalities mentioned above, Egerton is a delightful place to live! On the edge of the West Pennine Moors, with a quaint village feel nestled amongst the surrounding countryside, it's an ideal location for those who prefer a quieter way of life and a more rural environment... Scenic country walks are aplenty, as well as having Delph Sailing Club and Turton and Dunscur Golf Clubs nearby.

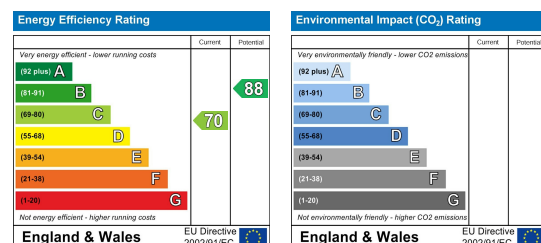
Area Map



Floor Plans



Energy Efficiency Graph



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