



Longworth Bank Cottages

Bolton, BL7 0PX

Offers over £250,000



This 2 bedroom end-terraced cottage nestled within the beautiful Turton countryside offers not only a characterful home with quaint country garden, but a substantial adjacent plot of land too. The cottage is a charming property with character features and an opportunity to modernise, and briefly comprises 2 reception rooms and kitchen, 2 bedrooms and main bathroom. Let's take a closer look...



The Cottage

The cottage welcomes you inside through a front porch that opens into the cosy lounge, where a stone fireplace is home to a log burner which adds to that cosy cottage feel. From the lounge and into the rear of the property lies the second reception room and kitchen. This space provides a fabulous opportunity to perhaps knock through the kitchen to afford a desirable open plan kitchen/diner/social space.

From the rear reception room, a traditional open aspect staircase invites you upstairs. The master bedroom sits at the front and provides a generous footprint where an original fireplace again adds to that lovely cottage feel, and the second bedroom and bathroom sit to the rear. The current bathroom features a 3 piece bath suite and like the rest of the home provides an opportunity for modernisation.

The Land & Outside Space

The parcel of land included in the sale is situated next to the cottage on the other side of Blackburn Road. The land is Greenbelt and bordered by trees and shrubbery, with open fields to the east and south, and there are also several small outbuildings in one corner of the plot. The parcel of land included in the sale has an overage clause for any future development planning granted. (please contact us for more information about this).

In addition to the parcel of land as detailed above, No.1 benefits from a quaint country garden to the rear, which features a flagged area, garden shed, and lawn area at the bottom. The successful purchaser will be required to install a separate septic tank for the purpose of drainage to comply with the current binding regulations. The current shared septic will not comply with these regulations.

Country Living

Longworth Bank Cottages are a quaint row of terraced houses nestled into scenic countryside, offering semi-rural living with rural scenery in all directions. The village amenities of Edgworth can be found within a few minutes' drive, and there are several country pubs on the lanes near the property. A wider variety of amenities can be found further afield in Bolton and Darwen.

This property is ideal for those looking for a quiet rural lifestyle, with outdoor pursuits in the lush countryside on your doorstep. The surrounding area boasts beautiful scenery including the Wayoh and Entwistle reservoirs and the West Pennine Moors, perfect for walking, running, cycling and the like!

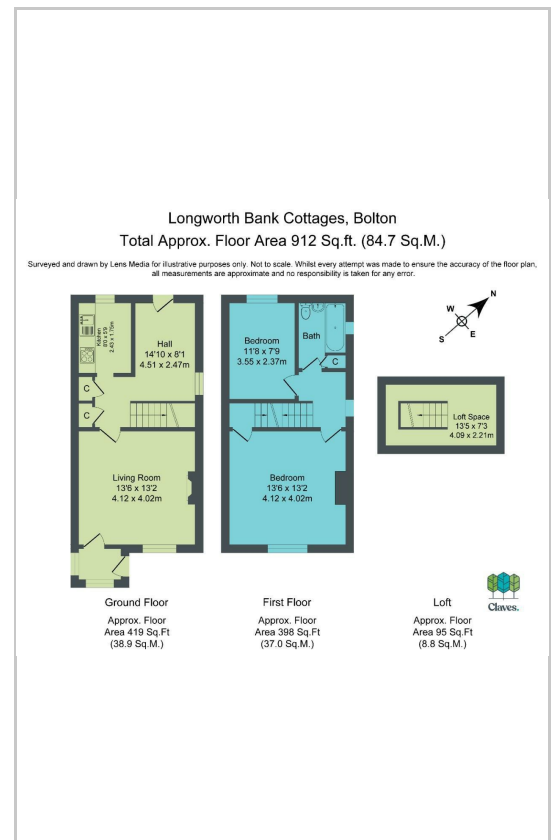
Services & Specifics

We are advised:
 The property and land titles are both Freehold.
 The tax band is D.
 The property is heated electrically and there is currently no gas at the property.
 The successful purchaser will be required to install a septic tank for the purpose of drainage to comply with the current binding regulations.
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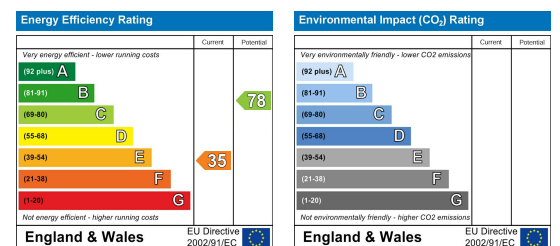
Area Map



Floor Plans



Energy Efficiency Graph



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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