



Crowndale

Bolton, BL7 0QY

Offers around £595,000



Tucked away in a quiet corner of Edgworth, this generous three bedroom detached and extended property makes a fantastic family home with plentiful space inside and out. The house benefits from being situated at the end of a secluded cul-de-sac and boasts a spacious plot too!

A brief overview of the property's interiors includes a porch, hallway, open plan kitchen and dining room, lounge, home office/snug, WC/cloak, three double bedrooms with an en-suite to the master, and large family bathroom. This property was originally four bedrooms, so all three bedrooms are very good sizes! Externally the property features a huge driveway suitable to accommodate multiple cars, a detached double garage, and south facing garden with two patio areas. Keen to know more? Let's take a closer look...



The Living Space

7 Crowndale provides plenty of living space where all rooms are well proportioned, offering a generous amount of space and functionality for family life... Make your way inside and the handy entrance porch opens onto a large central hallway connecting the downstairs accommodation.

Stroll straight ahead in the hallway and the bright and airy lounge welcomes you inside to what's sure to be a beautiful place to sit back and unwind with loved ones all year round. The multifuel stove will offer a subtle crackle of burning logs while oozing warmth and a cosy glow on frosty winter days, and the Velux window and French doors onto the patio transforms this room into a refreshing room to enjoy in the summer months.

To the left of the spacious hallway is the open plan kitchen and dining room - spanning from front to back, this open plan space is a great size and makes a lovely heart of the home; it's a handy hub for everyday life and a superb social space for hosting guests. The island provides the perfect place to catch up with friends while cooking up a good dinner party, and the stable style composite door allows a cool summer breeze to flow in on hot sunny days.

The kitchen is high quality and finished with a countryside-chic design, with in-frame shaker-style cupboards, a traditional white sink with drainer and chrome swan neck mixer tap, and solid oak worktops in which sit a range of integrated appliances, including dishwasher, wine cooler, washer, dryer, and plentiful storage space. And the keenest of cooks will be satisfied with the large Smeg cooker, comprising a 6-plate gas hob and electric multi-oven, with a white metro tiled splashback that adds a trendy touch. On the opposite side of the island is even more storage that's always valuable for family life, plus an ideal place for a freestanding American style fridge-freezer set within the surrounding units.

Also situated off the central hallway is a cloak room/WC - a staple for modern family life - plus a versatile room which is suitable for a variety of uses... A play room or games room for the kids, a home office, or perhaps an exercise room/home gym? You decide!

Stroll upstairs and a large galleried landing leads you to the upstairs accommodation...

Bedrooms & Bathrooms

The master here at 7 Crowndale boasts a generous footprint with fitted wardrobes and a three-piece shower en-suite, which is presented to a contemporary standard with a fresh white suite comprising walk-in shower, wash basin with integral chrome heated towel rail, and a Victorian style WC - all of which complements the white metro tiled walls. The second bedroom also benefits from a range of contemporary white fitted furniture, and the third bedroom is a great size too, meaning there's a generous amount of space for the whole family.

Across the landing and the bathroom is bright and airy with a wood effect tiled floor and fresh white metro tiles on the wall that bounce natural light around the space. Again finished to a tasteful contemporary standard, the bathroom comprises a four piece suite including a gorgeous Victorian style freestanding bathtub, matching Victorian style WC, modern vanity sink with integral storage cabinet, and a spacious walk-in corner shower.

The Outside Space

An absolute must for many is a well proportioned south facing garden, and number 7 Crowndale ticks that box! The back garden is a good size with plenty of space for the kids to play while not being too big and difficult to maintain. Comprising a private lawn and patio area, it's a great sun trap to enjoy warm and lazy summer days with loved ones... Fire up the BBQ and get your favourite refreshments on ice - good memories are waiting to be made!

From a practical angle, the huge driveway affords enough space for several cars, and the detached double garage provides ample space for external storage or as a handy workshop for dad to tinker.

A Quiet Corner of Edgworth

Crowndale is a well presented cul-de-sac of premium detached homes in Edgworth. Number 7 is tucked away in a quiet spot making it perfect for family life.

Edgworth is a bustling countryside village surrounded by beautiful scenery and not too far removed from a great variety of local amenities. The village provides a lovely selection of amenities including cafes, pubs, restaurants and independent shops, as well as countless country walks. Jumbles Country Park and the Wayoh and Entwistle reservoirs offer a good choice of trails, and for the more adventurous, the neighbouring West Pennine Moors are a playground for the lovers of the great outdoors, from cycling to sailing, running and rambling - you are spoilt for choice!

Situated next to Edgworth Cricket Club, the Barlow is Edgworth's community hub which is a great asset to the village, featuring a coffee shop and bar, library and snooker room, all weather sports pitch, and children's playground.

Bolton, Bury, and Blackburn with Darwen are the nearest towns, all of which offer a huge selection of further amenities, schooling and transport links, while other nearby village-like areas such as Bromley Cross, Bradshaw, Huddlesden, and Ramsbottom offer plenty of good country pubs, independent shops and restaurants.

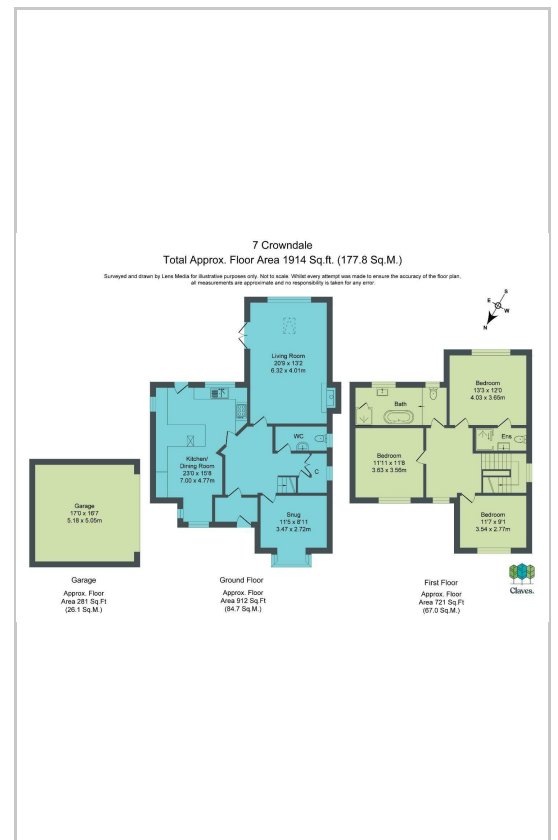
Specifics

- The property is freehold.
- The tax band is G.
- The property is heated via a Worcester combi boiler located in the kitchen, which is connected to a HIVE thermostat.
- The property is alarmed and has CCTV.
- The property has a loft which is part boarded.

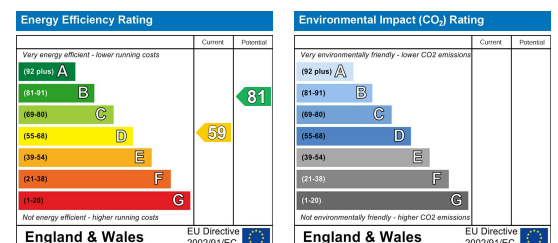
Area Map



Floor Plans



Energy Efficiency Graph



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