



Mather Fold Cottages

Egerton, BL7 9ER

Offers around £375,000



Tucked away on a private lane in a peaceful and secluded part of Egerton, this extended three-bedroom property is deceptively spacious and well suited to young families or those looking to downsize, with the master bedroom and main bathroom on the ground floor. The accommodation is beautifully crafted with tasteful interior design and is presented in excellent condition throughout. An overview of the accommodation includes a central hall, lounge, open plan kitchen-diner, utility room, integral garage, three bedrooms, and two bathrooms. Externally is off-road parking for one car, and a well-proportioned south-facing garden to the rear.



Living Space

The heart of the home is the open plan living space where the kitchen with island creates a superb social space and makes it great for hosting family and friends while adding to the practicality for everyday life. There's a lovely country feel in the interior design, with herringbone flooring, an oak beam overhead, a log burner with rustic brick surrounds, and oak worktops which complement the cottage-grey shaker style cabinetry and Belfast sink. Integrated appliances include a Smeg oven and gas hob, and the utility is conveniently situated off the kitchen providing plumbing for the washer and dryer. The utility then gives access to the integral garage, offering ample storage space or an option for conversion if desired.

The open plan living also provides plenty of space for a dining area which features a stylish panelled wall, and the bay window adds further to the individual character. Through to the central hallway and on the opposite side is the lounge where the tasteful design continues, with further wall panelling and a set of patio doors opening onto the back garden.

Bedrooms & Bathrooms

The main bathroom is immaculate with fresh neutral tiling to the floor and walls, and gold fittings which give it a wonderful modern touch. The three-piece suite here includes a tiled-in bath with shower, vanity basin with integral storage, and WC, with a gold heated towel rail that finishes the interior design perfectly.

The master bedroom is situated at the front of the house with another bay window adding to the charming character, and wall panelling behind the bed continuing the stylish finish. Up to the first floor and the two bedrooms are quirky in design with sloped ceilings – the kids or grandkids will love them! And for the two bedrooms upstairs there's a modern shower room with walk-in corner shower, wash basin and WC, featuring metro tiled white walls and a tiled feature floor.

Outside Space

Similar to the internal accommodation, this property's outside space is well suited to young families or perhaps those looking to downsize. It's garden to the front gives a lovely kerb appeal and countryside cottage feel, while the back garden adds practical space for all to enjoy.

The vehicular gate from the street into the back garden leads to an off-road secure parking space, and there's ample room for the whole family on warm summer days. Both sets of French doors from the lounge and kitchen invite you to a contemporary stone patio for outdoor dining and enjoying that desirable indoor-outdoor living with family and friends. And for the kids there's two lawns that provide a safe space to play year round, or for those with green fingers there's plenty of potential to pursue your gardening interests.

Location

Tucked away on a private cobbled lane in a quiet part of Egerton, this location is peaceful and secluded while benefitting from the perks of village life.

The selection of cafes, pubs and eateries in Egerton are just a minute up Blackburn Road, as are the wider variety of amenities in Bromley Cross, including mini-supermarkets, independent shops, and Bromley Cross train station. Plus, the larger retail area of Astley Bridge is just a few minutes in the car.

For the kids, there's a great selection of schools to choose from, with the well regarded Eagley School House Nursery and Walmsley CE School both within walking distance.

And of course, Egerton is bordered by beautiful countryside, providing countless scenic views and walking trails on your doorstep. There's also plenty of good golf courses nearby, in addition to leisure facilities at Dunscair sports complex and Last Drop Village.

Specifics

The tax band is D.

The tenure is leasehold.

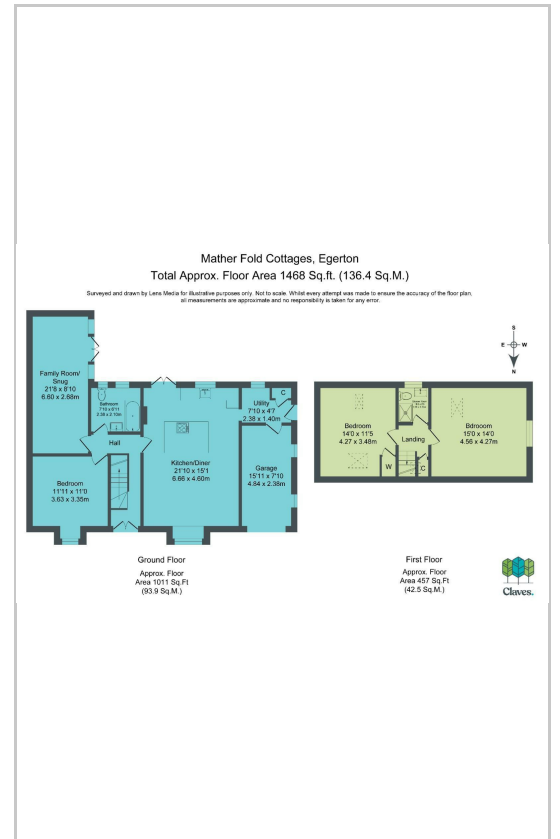
There is gas central heating with a Vaillant combi boiler located in the utility.

There is off-road parking for one car through the gates leading into the rear garden.

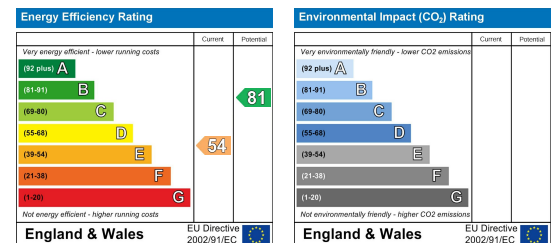
Area Map



Floor Plans



Energy Efficiency Graph



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