Claves.

# Bolton Road

Bolton, BL7 0AQ

£265,000

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No chain! Boasting beautiful interiors and scenic views to the rear, this renovated cottage in the vibrant village of Edgworth is a perfect choice if you are looking for a property you can move into without lifting a finger, while having beautiful countryside on your doorstep. A brief overview of the accommodation includes an entrance vestibule, front lounge, dining room and kitchen, two bedrooms and a bathroom. To the rear is a quaint cottage garden which gets lots of sun and overlooks the surrounding countryside.

## Living Space

There is a real homely feeling as soon as you step inside this quintessential country cottage. The entrance vestibule gives a handy spot for shoes and coats and leads into the lovely lounge. The neutral tones of the contemporary decor and the log burner with wooden mantle and slate hearth add to the country aesthetic and cosy feel. Other features include the window shutters and the traditional cottage style door on the vestibule.

Through to the rear of the property and the dining room is flooded with natural light from the French doors. It feels fresh, airy and modern while the original tiled flooring adds a stylish period contrast. The kitchen partially flows into the open plan dining room with its stylish modern cabinetry and appliances. Integrated appliances within the kitchen include an oven and microwave, fridge-freezer, dishwasher, washer/dryer, sink with drainer and mixer tap, and a four-plate hob with extractor. The fresh and airy feel continues in the kitchen, with another glass door opening onto the back garden.

## Bedrooms & Bathrooms

Upstairs the master bedroom is situated at the front and provides a huge amount of space. The current owner has fitted contemporary wardrobes at either side of the chimney breast which complement the cottage style and window shutters, while maximising the already generous double size.

The bedroom to the rear features fitted wardrobes too and gives enough space for a double bed, which benefits from amazing scenic views. The bathroom takes advantage of the views to the rear too, overlooking the reservoir and its surrounding woodland and countryside. Within the bathroom is a modern three-piece suite comprising bath with shower and tiled surrounds, matching vanity basin with integral storage, and WC.

## Outside Space & Location

The cottage garden at the rear is a suntrap in the afternoon and evenings, providing a lovely private space to sit out on warm summer days. There is ample space for a garden shed, and beyond the garden is the stunning scenery of the Wayoh reservoir and surrounding countryside.

This sought after village location provides countryside on your doorstep and the convenience of village amenities. You can roll out of bed for a stroll through the countryside and stop at the Black Bull or Strawbury Duck for a hearty pub lunch! Edgworth offers several village amenities, including its pubs, a community hub, restaurants, a local butcher, post office, pharmacy, hair and beauty salon, and the popular Holdens & Co village shop and ice creamery.

In addition to the Wayoh, Entwistle reservoir provides another option for local walks, as well as the surrounding Pennine Moors. Whether it's walking, running, cycling, equestrian facilities, it's all on your doorstep!

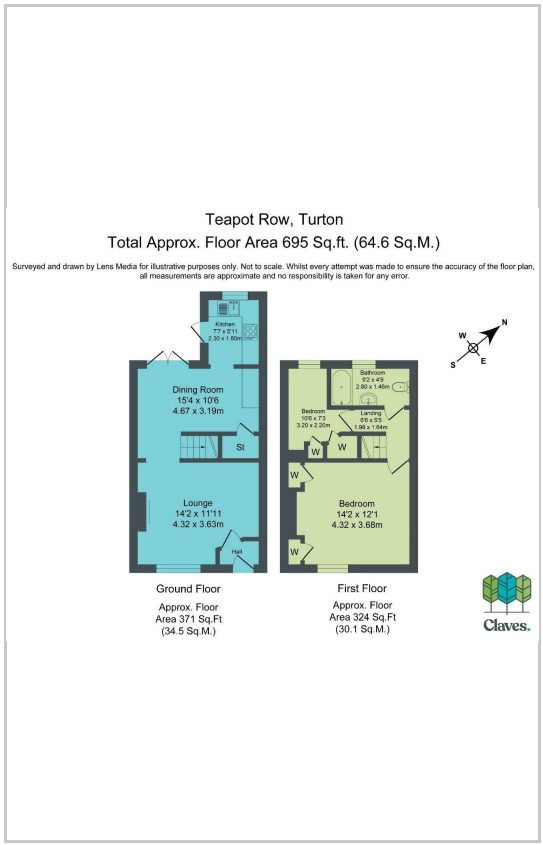
Despite Edgworth's rural setting it is a well-connected village, with easy access to Bolton, Bury, and Darwen. The M61 and M66 provide easy motorway access across the country and into Manchester, and several nearby train stations, including Entwistle and Bromley Cross offer commute by rail too.

## Specifics

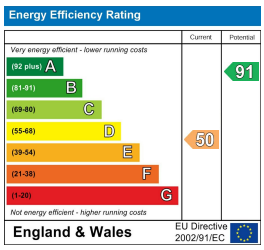
The tax band is B.
The tenure is freehold.
There is gas central heating with a Vaillant combi boiler in the kitchen.
We are advised the property benefits from recent upgrades, including a fully retiled roof in 2023, new windows, plumbing and electrics.

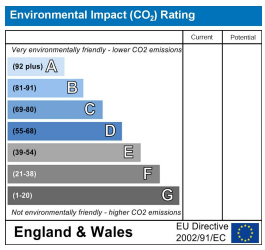
## Area Map

## Floor Plans




## Energy Efficiency Graph

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