



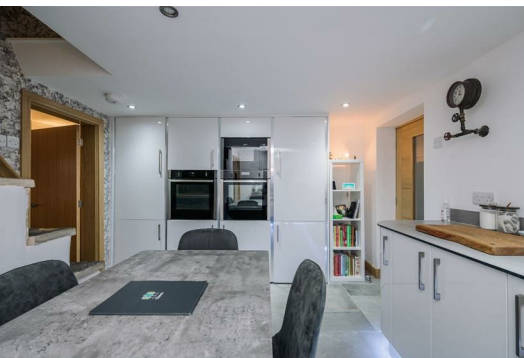
Bolton Road

Bolton, BL7 0AQ

Offers around £250,000



This quaint two-bedroom stone cottage on Teapot Row in Edgworth has been tastefully brought into the 21st Century with contemporary interiors that complement the heritage of the property and its surroundings. More traditional elements such as exposed stone flooring and exposed brick work look brilliant against fresh and modern white walls. The cosy lounge, modern kitchen, and well-proportioned bedrooms and bathrooms offer a truly beautiful space to live. Let's take a closer look...



Contemporary Cottage Living

Pull up outside the cottage on Bolton Road, turn the key, and step inside... The cosy lounge welcomes you into the home, where a multi-fuel stove sits in an exposed brick fireplace bordered by stone lintels. Picture this – a cosy glow, the crackling sound of burning logs, and your feet up on the sofa relaxing with your loved ones – what more would one want from a cosy cottage lounge? Though this space is certainly cosy, fresh white walls create a spacious feel. The lounge is grounded by beautiful grey Indian stone tiles, which also lead through into the modern kitchen...

White gloss kitchen cupboards with stainless steel fittings appear superb against the grey stone floor and slate-style worktop and splashback. Ceiling spotlights and inset floor lighting give this kitchen a bright and modern ambience. Integrated appliances include a large, full height fridge and freezer, 2 x Neff slide and hide ovens (self-cleaning) and microwave, and a five-plate induction hob with extractor canopy. Plus in the corner of the kitchen is some handy understairs storage!

Complementary to the kitchen is a spacious utility room of matching design, providing a great amount of additional storage space to ensure your kitchen is kept tidy and clutter free! The utility is home to the boiler, and can also be home to the washer and dryer, with a space already allocated for them.

Full of Character & Charm

From the kitchen, an exposed open staircase of rustic stone leads you upstairs to a homely landing, where oak railings match the oak doors and architraves that can be found throughout the house, complementing the solid handmade pewter door handles. Trendy boutique wallpaper by the local company, Woodchip & Magnolia, is also found here. At the front sits the spacious master bedroom, which is as equally cosy as the lounge! With a lovely big window and imposing oak fitted wardrobes this bedroom is full of character and charm.

Back across the landing and by the exposed natural stone wall, the second double bedroom lies at the back of the property with fantastic views including the Wayoh reservoir in the distance, adjacent to the bathroom...

Not dissimilar to the rest of this cosy contemporary house, the main bathroom is found in excellent condition, and like the kitchen no expense has been spared with the quality of fittings – a Hansgrohe shower, and Tissimo heated towel rail. Neutral floor and wall tiling and spotlights ensure this room feels bright and fresh, and the three-piece suite includes a glass shower cubicle, wash basin with storage cupboard, and WC.

Scenic Views & Practical Too!

The current homeowners have given as much TLC to the outside as well as the interiors. At the back of the property is an immaculate patio area, grounded by more beautiful Indian stone flags. Whether this space will be to keep your bikes and outdoor equipment, or perhaps an outdoor dining table and chairs to enjoy a good book or al-fresco dining when the sun is shining? Whatever your preference, this delightful little outside space offers lovely scenic views, as well as being practical. The back garden area also benefits from external hot and cold taps – handy!

A Vibrant Village

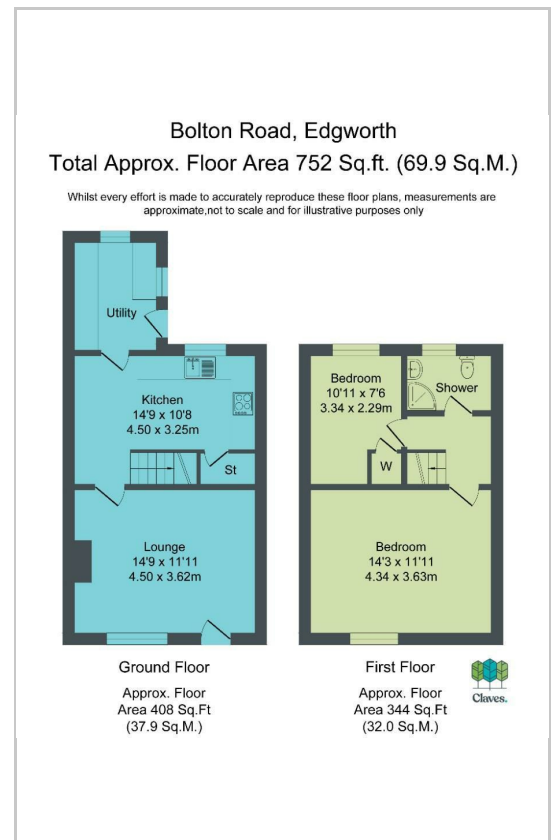
Living in this lovely cottage you benefit from being right in the centre of the vibrant community of Edgworth! With the West Pennine Moors and Entwistle and Wayoh Reservoirs on your doorstep, this home is suited for those who enjoy the great outdoors, as well as a quieter, village lifestyle, while still being connected to a major town such as Bolton, with other village-like suburbs nearby, such as Chapeltown, Bromley Cross, and Egerton – all of which provide a great selection of amenities, from independent shops and cafes, to Bromley Cross Train Station, and plenty of pubs, bars and restaurants for you to enjoy.

Edgworth itself is also home to a good selection of pubs, as well as other amenities including a pharmacy, post office, local butchers, village hall/community centre, cricket /sports club and the reputable Holdens & Co! Not to mention Entwistle Train Station which is also nearby.

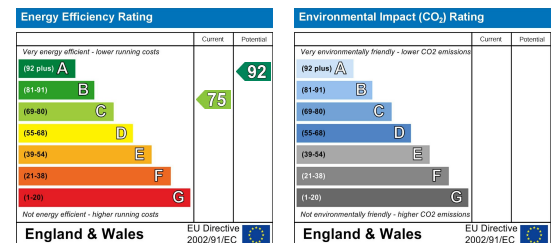
Area Map



Floor Plans



Energy Efficiency Graph



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