



Claves.



Papermill Road

Bolton, BL7 9DF

Offers around £235,000



Welcome to Daisy Cottage, an exuberant 2-bed mid terraced home that brightens your day and makes you smile! You simply can't wait to peek behind each door and discover each rooms' wonderful nuances.

Standing amidst a row of traditional stone millworkers cottages backing onto the lush green Eagley Brook nature reserve, this fun and vibrant home is like a piece of art where abundant splashes of colour provide a feast for the imagination. It is a perfect abode for the creative and free-spirited, with a design like no other! Don't worry if you're concerned you couldn't possibly recreate the style which the uniquely sourced furniture, fixtures and fittings create - the owner is willing to let you keep its gems within for the right offer... In brief, the property comprises 2 bedrooms and a loft room, family bathroom, kitchen, 2 reception rooms, garden, and garage, all of which have their own character and individual flair.



Teeming With Colour

A real wow-factor about this property is its beautiful garden room at the back, with bi-fold glass doors creating a seamless connection with the lush greenery of the oasis-like garden that further opens onto the neighbouring Eagley Brook nature reserve, which creates a huge (non-literal) extension of your garden! The garden room is teeming with colour and natural light, owing to its adventurous décor and the light well and bifold doors. An exposed stone wall gives a nod to the property's traditional heritage while everything else jumps out with vibrance and can't help but lighten your mood. Imagine how fab this room will be during the summer months, with the glass doors fully open benefitting from that sought after indoor-outdoor lifestyle, bringing holiday vibes right into your home every sunny day!

The semi-open plan nature of the two reception rooms and garden create a fabulous flowing feel which is as practical as it is attractive - ideal for both daily life and entertaining guests alike. The reception room in the centre of the home is more traditional in layout but by all means finished as extravagantly as the rest of the home. A beautiful and imposing stone chimney breast takes centre stage and houses a log burner which is sure to pelt out warmth and a cosy glow during the colder winter months. Currently functional as a dining room, as well as the application to daily life, this spot will be superb for hosting socials, particularly with the adjacent garden room and garden - this property will be a favourite with your family and friends for sure! Garden party anyone?

The Cottage Kitchen

The cottage kitchen sits at the front where the lively spirit continues... White brick-style tiled splashbacks sit between colourful pink and green units in keeping with this property's exuberant character. A patterned white and grey tiled floor adds a retro feel, and there's access to a cellar from the kitchen too - a handy spot for storing all your favourite bottles! Integrated appliances include an electric oven and hob with extractor, plus a white country-style sink with drainer and bold gold mixer tap - a simple example of the quirky fine details on offer here at Daisy Cottage. As an extra perk the kitchen features underfloor heating to ensure your feet are kept toasty warm on frosty winter mornings!

Bedrooms & Bathroom

A gorgeous view of the lush green canopy of Eagley Brook nature reserve is framed by the master bedroom window - a lovely sight to wake to every morning. The master bedroom is a double where the exuberance continues, where again the owner has noted its gems are able to remain upon negotiation if that is your preference. Another bedroom sits to the front of the home on the first floor, and a pull-down ladder leads to the loft room from the landing - this space has not been officially registered as a bedroom or signed off by building control, hence Daisy Cottage is being sold as a 2-bedroom property.

It is safe to say the bathroom is another vibrant sight. By now you may realise this property is not for everyone, but it certainly is super cool!! And for the right people it is a dream come true. Different shades of pink tiles on the walls create a unique ambience and complement the colourful patterned floor tiles... Another gold tap pours out into a modern pink wash basin sat atop a minimalist wooden shelf... A classic tub has been given an art deco finish with blue undertones and gold feet... This bathroom is just brilliant! The suite features the tub with gold rainfall shower, wash basin, WC, and heated towel rail.

A Secluded Garden Oasis

The current owners of Daisy Cottage have created a secluded garden oasis which gives a feeling of being in a world of your own - a place of peace and quietude far removed from the hustle and bustle of modern life. From the garden room there is a sea of green... Small trees and shrubbery line each side of the garden in wooden planters, and an artificial lawn makes the garden relatively low maintenance while retaining the vibrant sea of green. This outside space is good for the soul! Whether you're enjoying a BBQ and drinks with friends in the warm sun, or the kids' paddling pool and summer toys are out, it's sure to be a delight.

At the end of the garden under an arch of plants, a gate invites you through and opens onto the expansive Eagley Brook nature reserve - very handy for letting the kids out to play, and for walking your four-legged friends.

In addition to the green oasis at the back, the property benefits from a garage at the front. The land the garage sits on does not belong to the property's title, and we are advised the current owners rent this for a minimal amount per annum. Further details available on request.

A Quiet Corner of Bromley Cross

Papermill Road is a quaint cobbled lane tucked away in a quiet corner of Eagley. Backing onto the beautiful Eagley Brook nature reserve, you wouldn't think this property is situated so close to the great variety of amenities in walking distance! The amenities of Bromley Cross, Egerton, and Astley Bridge are all nearby, providing easy access to a variety of places to eat, drink, and shop. Bromley Cross train station is just a short walk from this location too, offering railway links across the North West and beyond, while the A666 leads onto the national motorway network within a 10 minute drive.

Services & Specifics

We are advised:

The property is Freehold.

The tax band is B.

The property's services are all on mains.

The property is heated via gas central heating with a Worcester combi boiler located in the kitchen.

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.

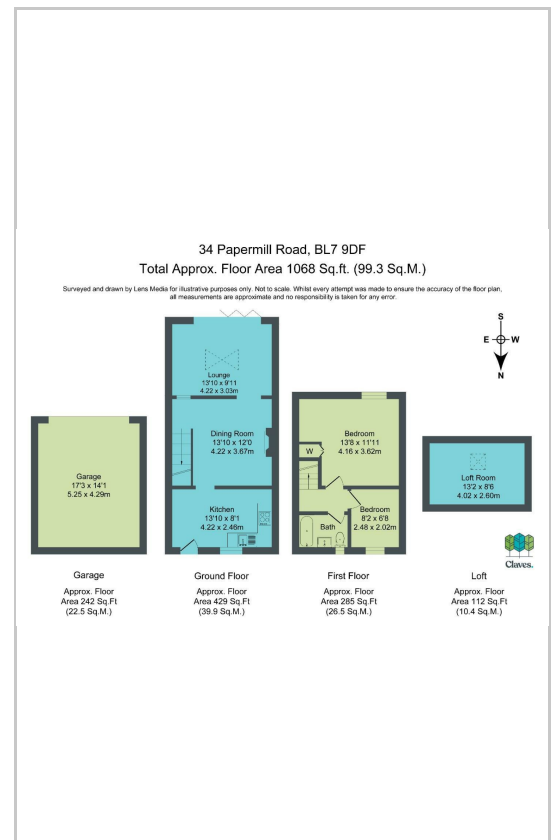
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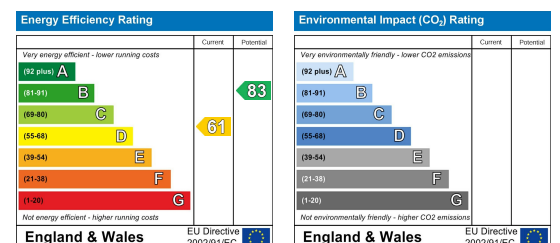
Area Map



Floor Plans



Energy Efficiency Graph



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