



Claves.



## Sharples Meadow

Turton, BL7 0BE

Offers around £425,000



Tucked away on a quiet lane in Edgworth, this semi-detached character property is deceptively spacious both inside and out and has a lovely private feel. With a substantial extension, the property blends traditional character with modern living, with fresh and airy interiors presented in fantastic condition.

A brief overview of the ground floor accommodation includes an entrance hall, two lounges, an open plan kitchen and dining area, large utility room and downstairs shower room, and to the first floor are four bedrooms, with an ensuite to the master, and a family bathroom. Externally the property has off-road parking at the front and substantial gardens to the side and rear.



### Characterful Yet Contemporary

There's plenty of period character and charm, including high ceilings, large sash windows, traditional chimney breasts and fireplaces. The extension at the rear and side of the property adds considerable floor space while giving it a modern touch in the open plan kitchen and dining area, featuring a vaulted ceiling with skylight window and glass doors onto the rear patio.

### Living Space

The house welcomes you into an entrance vestibule and hallway connecting the downstairs living spaces. The first room on the left is a front lounge with a rustic stone fireplace and gas stove that adds to the period style and cosy countryside character.

Further into the house and next to the front lounge is a second lounge which provides flexibility for family life, an ideal playroom or TV room for the kids. The character and charm continues here, with a hardwood oak floor underfoot, and another handsome stone fireplace with gas fire. From this second lounge is also access to a large understairs storage closet, as well as the open walkway into the open plan kitchen and dining area at the rear...

The skylight window pours in lots of natural light to both the dining area and kitchen below, and the vaulted ceiling creates a more modern look - a stylish contrast to the character features and traditional design of the integrated kitchen. Within the kitchen a solid oak worktop adds to the country charm and complements the cottage grey cabinetry, while the white metro tiles complement the white ceramic sink with drainer and chrome swan neck mixer tap. Integrated appliances here include a Bosch oven and microwave, five-plate AEG induction hob and extractor hood. There's also allocated spaces for your freestanding fridge-freezer and dishwasher.

Situated off the kitchen is a large utility room which is as big as some kitchens! This space adds a great amount of practicality, with extra storage space, plumbing for the washer and dryer, and an additional sink. Plus with its tiled floor it's perfect for keeping wet paws and muddy boots after adventures in the surrounding scenery. There's also a shower room in this part of the property, with a contemporary finish featuring tiled walls and a three-piece suite including walk-in shower, and integrated unit with wash basin, WC and storage cabinets.

### Bedrooms & Bathrooms

The master bedroom is a generous double and is situated at the front of the property, with a spacious contemporary ensuite featuring tiled walls, large walk-in shower, vanity basin and WC. Each of the three other bedrooms are well proportioned for family and are all found in excellent condition with neutral, contemporary décor. There's also scope to build into the loft as well if desired! Within the bathroom is another three-piece suite including a bath, wash basin and WC, finished with white tiled walls.

### Outside Space

To the front of the property is an off-road parking space and a traditional stone walled garden. The majority of the outside space is situated to the side and rear, giving heaps of space which adds to the practicality of this property as a fantastic family home. The garden at the side of the house is on a lower level with a lawn and patio, while to the rear is another patio area, and a large versatile space with grounded with gravel, which keeps it easy maintenance or alternatively offers a blank slate for landscaping - the choice is yours!

### Location

Sharples Meadow is a quiet lane in Edgworth with only two properties on it, this being one of them! So if you're looking for a quaint spot that's tucked away but has the convenience of village amenities and beautiful scenery within walking distance, this could be the one...

The Wayoh reservoir and surrounding trails are just a stone's throw from this location, perfect for those who enjoy spending time outdoors, and handy for daily walks with four-legged friends. Holden's village store and the local post office are also just a minute on foot. Other amenities in Edgworth include country pubs and restaurants, Edgworth Cricket Club and The Barlow, Edgworth's community hub with coffee shop, bar, library, snooker room, and children's playground.

A greater variety of amenities lie further afield in the neighbouring villages of Bromley Cross and Egerton in Bolton, Greenmount, Holcombe, and Ramsbottom in the Bury direction, and Hoddlesden heading towards Darwen.

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

### Specifics

The tax band is D.

The tenure is leasehold with a ground rent of £7.50 per annum.

The lease length is 1000 years from 1st May 1900; 876 years remain as of writing.

There is gas central heating with a Worcester combi boiler which we are advised was installed as new in October 2024.

We are advised the ridge tiles and chimney were repointed in 2024.

There is a large loft which is part boarded with a pulldown ladder installed.

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.

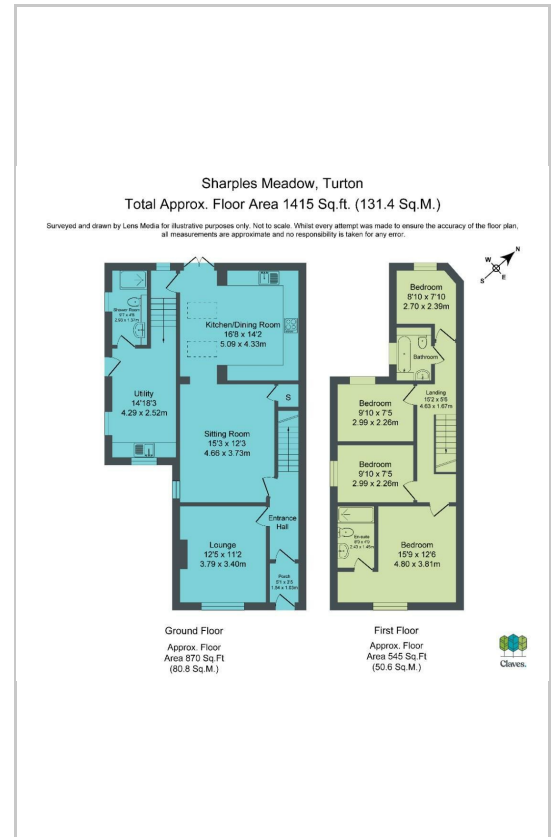
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## Area Map



## Floor Plans



## Energy Efficiency Graph

