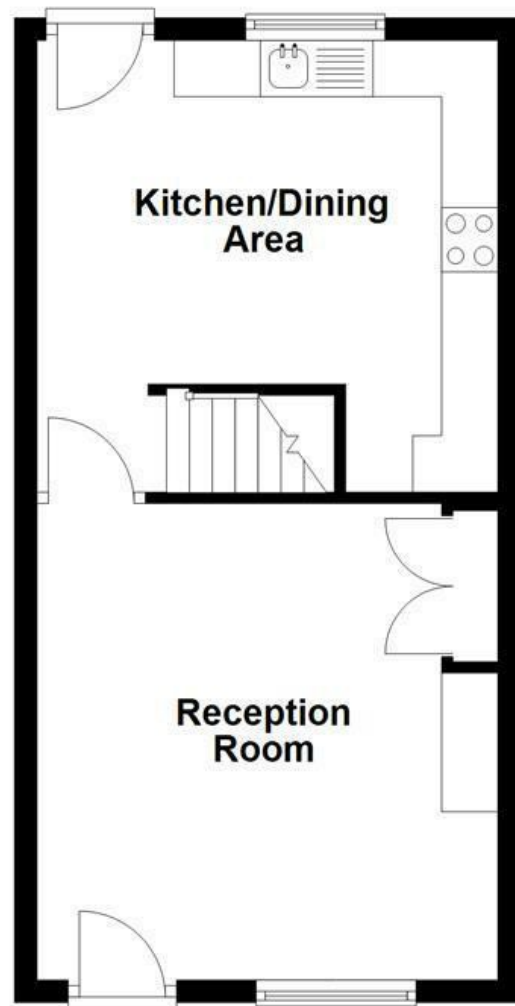
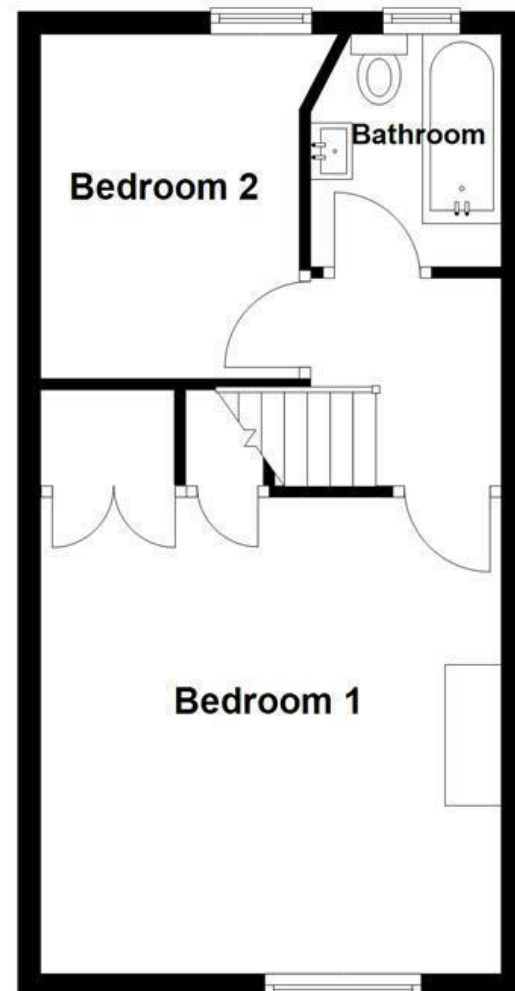



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

## Sandybank Road, Bolton, BL7 0AA

### Offers Over £250,000

AN EXCEPTIONAL MID TERRACED PROPERTY WITH PANORAMIC COUNTRYSIDE VIEWS

Nestled on Sandybank Road in the traditional English village of Edgworth, Turton, this impressive mid-cottage offers a delightful blend of modern living and traditional character. With breath-taking views and the rare advantage of driveway parking, this two-bedroom terraced stone property is an ideal choice for a small family, independent or retired couple seeking a tranquil yet convenient lifestyle.

As you step inside, you will be greeted by a beautifully modernised interior that retains its original charm, featuring high ceilings and spacious rooms. The accommodation includes a country-style dining kitchen which complements the character of the home, perfect for family meals and entertaining, alongside a comfortable lounge that invites relaxation. The generous main bedroom provides a peaceful retreat, while the well-proportioned second bedroom is perfect for guests or a home office. The family bathroom is stylishly appointed, completing the internal layout.

Outside, the suntrap garden opens up to breath-taking views of the stunning surrounding countryside. This outdoor space is perfect for hosting summer barbecues or simply enjoying a quiet moment in nature. The garden truly embodies the essence of countryside living, providing a serene escape from the hustle and bustle of everyday life.

Living in Edgworth means embracing a typical village lifestyle, with essential amenities just a stone's throw away. The local church and primary school are nearby, making it an excellent choice for families. You will also find a variety of local shops, a doctor's surgery, a dentist, a post office, and even a hairdresser, all within easy reach. For sports, Edgworth boasts a cricket club and a bowling green whilst The Barlow is the hub of the village, hosting an array of activities for all ages.



# Sandybank Road, Bolton, BL7 0AA

## Offers Over £250,000

 **2**  **1**  **1**  **D**

- Stunning Mid Terrace Cottage
  - Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating D
- Two Bedrooms
  - Immaculate Presentation Throughout
  - Tenure Leasehold
- Modern Three Piece Bathroom
  - Open Aspect Views
  - Council Tax Band C

### Ground Floor

#### Reception Room

13'10 x 13'5 (4.22m x 4.09m )  
UPVC double glazed front door, UPVC double glazed window, central heating radiator, open fireplace with stone flag hearth and oak mantel, television point, alcove storage, wood effect laminate flooring and hardwood single glazed frosted door to inner hall.

#### Inner Hall

3'6 x 2'5 (1.07m x 0.74m)  
Smoke detector, wood effect laminate flooring, open to kitchen/dining area and stairs to first floor.

#### Kitchen/Dining Area

13'5 x 13'2 (4.09m x 4.01m)  
UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, under stairs storage, wood effect laminate flooring and hardwood single glazed frosted door to rear.

### First Floor

#### Landing

5'8 x 5'7 (1.73m x 1.70m )  
Doors leading to two bedrooms and bathroom.

#### Bedroom One

13'10 x 13'5 (4.22m x 4.09m )  
UPVC double glazed window, central heating radiator, stone fireplace, fitted wardrobe and over stairs storage.

#### Bedroom Two

10'0 x 7'7 (3.05m x 2.31m )  
UPVC double glazed window, central heating radiator and Worcester boiler enclosed.

#### Bathroom

7'3 x 5'5 (2.21m x 1.65m )  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, inset shelving, spotlights, extractor fan and wood effect lino flooring.

### External

#### Rear

Paved areas and driveway.

#### Front

Paved yard with bedding and mature shrubbery.

Tel: 01617510340



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