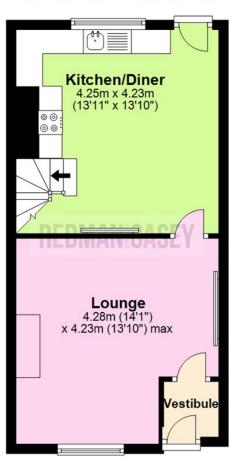
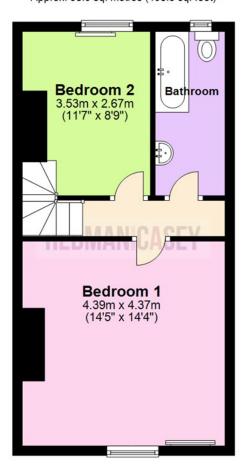
Ground Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.5 sq. feet)



Total area: approx. 74.3 sq. metres (799.3 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 🛕			
(81-91) B			88
(69-80)		70	
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		U Directiv	2 2

Environmental Impact (CO ₂) Rating				
	Current	Potential		
Very environmentally friendly - lower CO2 emission	ıs			
(92 plus) 🔼				
(81-91)				
(69-80)				
(55-68)				
(39-54)				
(21-38)				
(1-20) G				
Not environmentally friendly - higher CO2 emission	s			
Fudiand X. Wales	EU Directiv 2002/91/E	2 2		





240 Blackburn Road, Egerton, Bolton, BL7 9SR

Situated within the heart of Egerton village this charming and characterful cottage offers superb accommodation throughout which was fully modernised in 2020 including kitchen, bathroom and boiler. The accommodation on offer is spacious and well presented with feature fireplace and log burner. Modern grey fitted kitchen diner, fitted three piece white bathroom suite and two generous bedrooms. outside there is a charming courtyard garden with decking area. Viewing is essential to appreciate all that is on offer but be quick we don't anticipate this being around long.

Offers In The Region Of £220,000



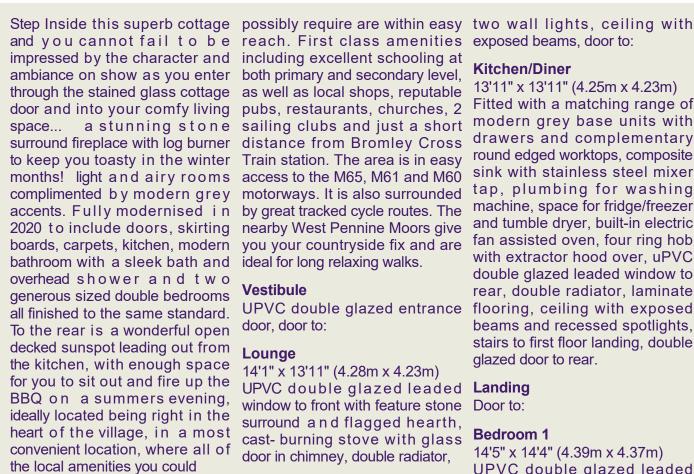












Vestibule

door, door to:

Lounge

14'1" x 13'11" (4.28m x 4.23m) UPVC double glazed leaded Landing window to front with feature stone Door to: surround and flagged hearth, cast- burning stove with glass door in chimney, double radiator,

Kitchen/Diner

13'11" x 13'11" (4.25m x 4.23m) Fitted with a matching range of modern grey base units with drawers and complementary round edged worktops, composite sink with stainless steel mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in electric fan assisted oven, four ring hob with extractor hood over, uPVC double glazed leaded window to rear, double radiator, laminate UPVC double glazed entrance flooring, ceiling with exposed beams and recessed spotlights, stairs to first floor landing, double glazed door to rear.

Bedroom 1

14'5" x 14'4" (4.39m x 4.37m) UPVC double glazed leaded window to front, double radiator.













Bedroom 2

11'7" x 8'9" (3.53m x 2.67m) UPVC double glazed leaded window to rear, radiator.

Bathroom

white suite comprising panelled bath with shower over and glass screen, pedestal wash hand area, paved pathway. basin with mixer tap and low-level WC, ceramic tiling to two walls,

heated towel rail, uPVC frosted double glazed leaded window to rear, ceramic tiled flooring, ceiling with recessed spotlights.

Outside

Fitted with three piece modern Private rear, enclosed by stone wall and timber fencing to rear and sides, timber, decking and