

10 Blackburn Road, Turton, Bolton, BL7 0BB



Offers In The Region Of £180,000

Charming and characterful cottage situated with the heart of this highly sought after village location. In need of updating and renovation but offering excellent space and potential. The property is ideally located with access to local amenities, shops and schools and is sold with no chain and vacant possession.

Viewing highly advised to appreciate all that is on offer.

- Charming 2 Bedroom Cottage
- In Need Of Renovation
- Dining Kitchen
- EPC Rating D
- Village Location
- Spacious Lounge
- Sold with No Chain and Vacant Possession
- Council Tax Band C



Situated within the heart of Edgworth village, this charming cottage has been in the same family ownership for 100 years plus and offers a once in a lifetime opportunity to renovate and design to your own style and standard. The property comprises : Porch, lounge with beamed ceiling, kitchen diner. To the first floor there are two bedrooms and bathroom. Outside there is a small front garden and to the rear is a separate garden area across the rear street which is being added to the property via adverse possession. Viewing is essential to appreciate the potential on offer.

Porch

Glazed entrance door, door to:

Lounge 13'1" x 13'5" (3.99m x 4.10m)

Hardwood sealed unit double glazed window to front, coal effect gas fire set in stone built surround, two wall lights, ceiling with exposed beams, door to:

Kitchen 10'11" x 13'5" (3.32m x 4.10m)

Fitted base and eye level cupboards, china butler style sink unit, electric point for cooker, window to rear, open fire with tiled surround, stairs, open plan to built-in under-stairs storage with shelving, door to:

Rear Porch

Glazed entrance door to rear, door to:

Landing

Door to:

Bedroom 1 13'5" x 13'5" (4.08m x 4.10m)

Hardwood sealed unit double glazed window to front, gas fire with tiled surround.

Bedroom 2 11'1" x 7'10" (3.37m x 2.39m)

UPVC double glazed window to rear, built-in over-stairs storage cupboard, wall mounted gas boiler serving domestic hot water, door to:

Bathroom

Fitted with three coloured suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, wall mounted electric heater, uPVC frosted double glazed window to rear.

Outside

Front garden, enclosed by dwarf stone wall front and sides, paved pathway leading to front entrance door with mature flower and shrub borders, gated access.

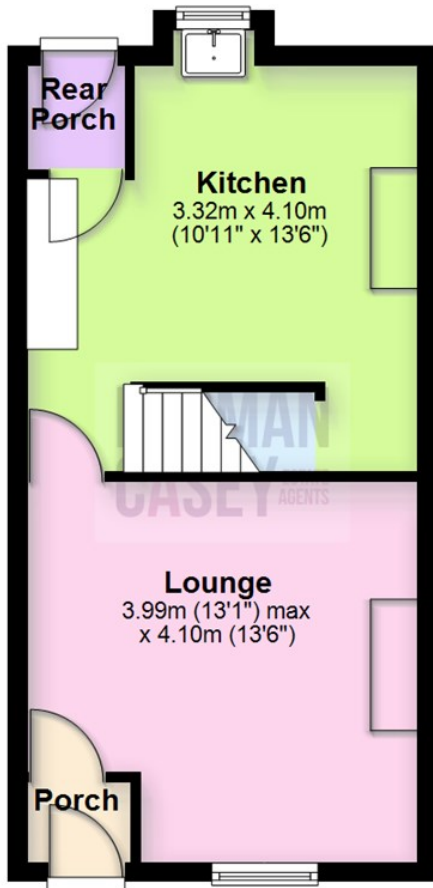
Rear garden, enclosed by stone wall to rear and sides, paved sun patio with mature flower and shrub borders. Currently being added to the deeds under adverse possession.





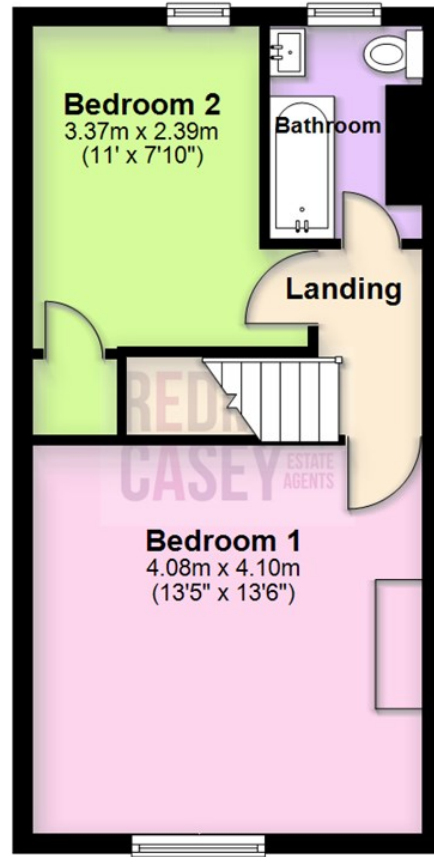
Ground Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



First Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Total area: approx. 69.4 sq. metres (746.9 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	89
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

