



Independent Estate Agents

# Cardwells

Since 1982

[cardwells.co.uk](http://cardwells.co.uk)

**BRIDGE COTTAGE, OAKENBOTTOM ROAD, BOLTON, BL2 6DQ**



- Unique characterful property
- Many features
- 4-5 bedrooms
- Versatile accommodation
- Close to Leverhulme park
- Outbuilding with a bar
- Master bedroom with en-suite
- Ample parking



**£360,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)  
T: 01204 381 281

**BURY**

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C W Pearson.

A unique opportunity to purchase this characterful 4-5 bedroom farmhouse property, situated on the edge of woodland and Leverhulme Park. The property has been updated and partially re built, creating a versatile and spacious family home. Internally there are many features, including a wood burning back burner stove and an impressive outdoor bar. Viewing this highly recommend it through Cardwells Estate Agents Bolton, (01204) 381281, bolton@cardwells.co.uk, www.cardwells.co.uk The accommodation briefly comprises living room, kitchen dining room, shower room, utility room and a bedroom. The upstairs is accessed via two separate staircases. Master bedroom and a generous sized en suite bathroom and walk-in wardrobe. Two further bedrooms, the main family bathroom and a staircase which leads to the loft room. Outside front there are gates opening up to a generous sized garden/driveway and a detached outbuilding. To the rear there is an enclosed yard/garden and a further driveway providing ample parking.

The property also benefits from double glazing, gas central heating and a separate wood-burning back boiler heating system.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed door leading to

**Utility room:** 16' 5" x 5' 8" (5m x 1.73m) uPVC double glazed window rear aspect, tiled floor, radiator, space for a washing machine and space for a tumble dryer, radiator, access to loft storage space, door leading to

**Shower room:** 6' 10" x 6' 1" (2.08m x 1.85m) uPVC frosted double glazed window rear aspect, shower cubicle, close couple WC, wash basin with mixer tap, tiled floor, tiling to the walls, chrome plated towel rail, extractor fan.

**Kitchen breakfast room:** 12' 9" x 12' 0" (3.88m x 3.65m) uPVC double glazed window rear aspect, range of traditional style wooden fronted wall and base units with complimentary working surfaces and tiled splashback, inset Belfast sink, space for a range cooker, extractor canopy above, fitted breakfast bar, space for a dishwasher, tiled floor, recess display lighting beneath the wall units, two radiators, built in under stairs storage cupboard.

**Inner hallway:** Staircase leading to the first floor landing

**Bedroom 2:** 14' 5" x 12' 1" (4.39m x 3.68m) uPVC double glazed bay window front aspect, radiator.

**Open plan living room:** 25' 8" x 20' 0" (7.82m x 6.09m) 4 uPVC double glazed windows and French doors (dual aspect) feature fireplace incorporating a wood burning fire & back boiler, partial exposed wooden flooring, four radiators, inset spotlights to the ceiling.

From the living room there is an open plan spindled staircase which leads to

**Master bedroom:** 17' 3" x 16' 3" (5.25m x 4.95m) 3 uPVC double glazed windows (dual aspect), two radiators, walk in wardrobe/storage.

**En suite:** 9' 6" x 8' 9" (2.89m x 2.66m) Frosted double glazed window rear aspect, matching white suite comprising, 'Jacuzzi style' bath with mixer tap, close couple WC, wash basin inset to a vanity unit, radiator, part tiling to the walls, feature exposed stone wall.

From the in the hallway a further staircase leads to

**Bedroom 3:** 13' 1" x 8' 5" (3.98m x 2.56m) uPVC double glazed window front aspect, range of modern fitted wardrobes and a matching dressing table units, radiator

**Bedroom 4:** 11' 0" x 7' 5" (3.35m x 2.26m) uPVC double glazed window front aspect, radiator.

**Bathroom:** 8' 6" x 6' 5" (2.59m x 1.95m) Modern white suite comprising, freestanding bath with mixer tap and a shower attachment, close couple WC, wash basin with mixer tap inset to a vanity cupboard, radiator, open storage.

**Second floor loft room:** 20' 8" x 13' 0" (6.29m x 3.96m) 3 Velux windows, radiator.

**Outside:** Gates open onto Tarmac courtyard style driveway, provided off street parking, steps lead up to a paved patio area. There is an impressive outbuilding which is divided into three main areas.

**Bar room:** 18' 3" x 17' 10" (5.56m x 5.43m) at widest points uPVC double glazed door and windows. There is a workshop/storage room and a further storage room and garden potting room, with double glazed windows.

**Rear:** Rear there in an enclosed garden/yard and a driveway provides ample parking for several vehicles.

**Tenure:** We are advised the property is Freehold

**Council tax band:** Band A

**Viewings:** All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

**Thinking of selling:** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

