



**LOWER FOLD COTTAGE BELMONT ROAD, BOLTON
BL7 9QS**



- No onward chain
- Three bedroom stone semi detached
- Ideal rural retreat
- Located just outside Belmont village
- Stunning location
- Additional land acquired to the side of the property
- Mains electric and water
- Mullion style windows



Offers in Excess of £450,000

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If you're looking for a property that offers a certain tranquillity and is located off the beaten track then look no further. This superb stone dwelling boasting some lovely characteristics offering great potential for onward modernisation, is offered for sale with no onward chain and is accessed via an unadopted road leading from Belmont Road. The drive to the property sets the scene with fields appearing on both sides of the track as it meanders to this quiet and quaint Hamlet where Lower Fold Cottage is located on the right. Internally the accommodation comprises an entrance hallway, cloakroom w.c, lounge, study, dining room and kitchen to the ground floor with three good size bedrooms, the master having a four piece en suite and a shower room to the first floor. Our client also purchased additional land to the side of the property, which they believe is approximately an acre, however we can't confirm the actual size. For any further information and to arrange a viewing please contact Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, wooden beams to the ceiling, radiator, wood panelling, double glazed wooden windows to the front and the sides, feature staircase

Lounge 20' 4" x 13' 9" (6.21m x 4.18m) Wood beams to the ceiling, ceiling light point, large Inglenook fireplace with wood burning stove, double glazed wooden windows to the rear and side, radiator.

Cloakroom/WC Ceiling light point, Wc, pedestal sink, radiator, double glazed wooden window to the front.

Study 8' 2" x 7' 6" (2.50m x 2.29m) Ceiling light point, double glazed wooden windows to the front and the side, radiator.

Inner Hallway Ceiling light point, tiled floor, door to the side and storage cupboard.

Kitchen 13' 7" x 11' 3" (4.14m x 3.43m) Ceiling light points, double glazed wooden windows to the rear, fitted wall and base units with space for an Aga, integrated fridge, dishwasher and space for a washing machine.

Dining Room 13' 5" x 11' 3" (4.10m x 3.43m) Ceiling light point, wood beam to the ceiling, double glazed wooden window to the front, radiator

Galleried Landing

Master Bedroom 17' 0" x 12' 4" (5.17m x 3.77m) Ceiling light point, double glazed wooden windows to the rear and side, radiator, access to dressing area/walk in wardrobe

En-suite 11' 3" x 8' 5" (3.42m x 2.57m) Ceiling light point, double glazed wooden windows to the rear and side, radiator

Bedroom 2 10' 6" x 8' 1" (3.19m x 2.47m) Ceiling light point, double glazed wooden window to the rear, radiator, fitted wardrobe.

Bedroom 3 10' 2" x 7' 8" (3.09m x 2.34m) Ceiling light point, double glazed wooden window the front, radiator, fitted wardrobe.

Shower Room 7' 7" x 4' 10" (2.32m x 1.47m) Ceiling light point, Wc, pedestal sink, walk in shower cubicle, double glazed wooden window to the rear, heated towel rail.

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External To the front of the property there is parking and access to a stone built garage. At the rear of the property there is a tiered garden with lawned area and mature borders. Our client also purchased additional land to the side of the property which they believe is approximately an acre, however we can't confirm the actual size.

Important Notes Mains electric, mains water, waste is a shared septic tank with the next door property, additional land bought at the side of the property, Oil fired heating (we have been made aware by clients that the boiler doesn't work)

Approximate plot size: The property is set in a plot which extends to around 0.06 of an acre. There is also additional land included which is approx. 1 acre.

Blackburn with Darwen Council Tax Rating: The property is situated in the Borough of Blackburn with Darwen and is therefore liable for Blackburn with Darwen Council Tax. The property is F rated which is at an approximate annual cost of £3082(at the time of writing).

Conservation Area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not set within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the Semi Detached property is in a position which is regarded as having a "very low" risk of flooding.

Tenure: The premarketing research that Cardwells Estate Agents Bolton have completed shows that the property has several Titles. We understand that Lower Fold Cottage is Leasehold with a 999 year Lease from 1982 with an annual ground rent payment of £25. The land to the side of the property is on a Freehold Title and there is an additional small strip of land, which is on a Leasehold Title. We encourage all interested parties to seek clarification of any information provided from their solicitor.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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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

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