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SCHOLARS RISE, EAGLEY, BL7 9BH



- Beautiful modern mews home
- Wonderful views over the fishing lodge
- Two double bedrooms
- Two en-suites (1 bathroom & 1 shower room)
- High specification fitted kitchen
- Landscaped easy maintainable gardens
- Garage & separate driveway parking
- In a conservation area



£270,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Positioned in the eagley bank conservation area, this modern two bedroom mews enjoys a beautiful view to the rear over the fishing lodge. Situated in a cul-de-sac of other similar high calibre homes, the position is superb with little passing traffic, yet is ideally placed for easy access to the superb amenities that Bromley Cross and the surrounding areas have to offer. These include easy access to Bromley Cross railway station, which directly serves; Manchester, Bolton, Salford and Blackburn, well regarded restaurants, such as Ciao Baby and The Retreat, sports clubs such as: Turton golf club, and Delph sailing club and the beautiful local countryside of the West Pennine Moors which is nearby and ideal to explore. The accommodation is presented superbly throughout, and has been improved by our client, briefly comprising: stylish reception hallway, guest WC/powder room, modern professionally fitted kitchen/diner, with integrated appliances, lounge with double doors off to the rear garden, first floor landing, the master bedroom enjoys the views over the fishing lodge and benefits from a beautiful three-piece en-suite shower room with underfloor heating. The second bedroom is also a double and benefits from a three-piece en-suite bathroom. The rear garden has been landscaped for all year round enjoyment and little maintenance. There is a single garage and additional parking on the driveway to the front of the property A new energy efficient boiler was installed approximately in 2022, there is UPVC double glazing, high specification fixtures and fittings. There is a great deal to admire and a viewing is highly recommended. In the first instance there is a walk through viewing video available to watch, then 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway 14' 5" x 7' 1" (4.39m x 2.16m) Quality double glazed entrance door opens into the reception hallway, with a stylish pattern, ceramic floor, tiling, modern radiator, turning staircase off to the first floor with thoughtfully designed storage drawers and storage space below.

Guest w.c/powder room 6' 0" x 2' 9" (1.83m x 0.84m) Modern white two piece suite comprising wash handbasin, dual flush WC, modern radiator, UPVC window, extractor, spotlighting.

Kitchen/Diner 15' 1" x 9' 2" (4.59m x 2.79m) A beautiful professionally fitted kitchen with contemporary colour scheme, which matches with the Mosaic tiled flooring which flows into the kitchen from the hallway. There is an excellent range of matching drawers, base cabinets, double oven/grill, electric hob with stylish extractor over, integrated dishwasher, integrated fridge/freezer, concealed modern Worcester gas central heating boiler which we understand was fitted in around 2022, UPVC window to the front with fitted blinds, modern radiator, ample dining space, neutral decorations. There are five matching wall cabinets which has been removed and are stored in the garage, these can be refitted and will be included in the sale.

Living Room 16' 9" x 13' 1" (5.10m x 3.98m) A beautiful room with both double UPVC patio doors off to the rear garden and a UPVC double glazed window overlooking the rear garden, quality flooring, two modern radiators, spot lighting.

First Floor Landing Generous built-in storage space, neutral decorations, modern radiator.

Master bedroom 16' 9" x 11' 10" (5.10m x 3.60m) The two UPVC windows from the master bedroom, each enjoy a beautiful aspect over the fishing lodge to the rear and the room is flooded with natural light. There are two radiators and two built-in wardrobes/storage areas, tasteful decorations and matching quality door opens up into the en-suite shower room.

En-suite Shower Room 9' 2" x 3' 7" (2.79m x 1.09m) A modern white three-piece shower room suite, comprising generous shower enclosure with both overhead (waterfall style) and handheld shower options, dual flush, WC, wash hand basin with vanity storage space below and a stylish radiator with built-in heated towel rail, ceramic wall, tiling, underfloor heating, extractor, spot lighting.

Bedroom 2 15' 1" x 9' 2" (4.59m x 2.79m) Double sized second bedroom with built-in wardrobes/storage space, stylish radiator, UPVC window to the front, feature wallpaper to one wall, loft access point and door off to the en-suite bathroom.

En-suite Bedroom 2 6' 7" x 6' 3" (2.01m x 1.90m) A beautifully presented three-piece bathroom suite comprising bath with both handheld and overhead shower options, fitted glass shower screen, pedestal, wash hand basin, dual flush, WC, modern radiator with heated towel rail, beautiful tiling, extractor fan, spotlighting, UPVC window.

Rear Garden Rear garden is fully enclosed and has been designed for all round enjoyment with relatively little maintenance as it benefits from an Astroturf lawn and beautifully Indian Paving to the patio areas.

Garage There is a single garage with up and over vehicle access door.

Driveway There is private driveway parking in front of the property in addition to the garage.

Tenure: We are advised that the property is Freehold. The is an annual service charge of £260.

Viewing: Please call Cardwells Estate Agents Bolton on 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk, 7 days a week. In the first instance a walk through viewing video is available to watch.

Council Tax: We understand that the Council tax band is D and the annual charges for 2022/23 are £1954.14

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