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## THE SCHOOL HOUSE CROWTHORN ROAD – TURTON – OFFERS IN EXCESS OF £499,995

A most impressive and prestigious school house building conversion, which has been thoughtfully designed to create this wonderful stone family size home with accommodation over three levels. The position within Crowthorn is fabulous, the countryside is virtually on the doorstep with an abundance of open space to explore on foot or bicycle, including the Entwistle and Wayoh Reservoirs and the West Pennine Moors. There is a rural charm and air of exclusivity to Crowthorn, yet the centre of Edgworth is only around 1 mile away with a plethora of local shops (including a post office) restaurants, sports clubs (Edgworth Cricket Club), Edgworth Primary School, and Entwistle Train Station is nearby which directly serves; Manchester, Salford, Bolton, Bromley Cross and Blackburn. The stone property enjoys accommodation that extends to a particularly generous 1647 ft.<sup>2</sup> (approximately) briefly comprising welcoming reception hallway with two piece guest WC washroom off a spacious shaped lounge diner, a most impressive cinematic professionally fitted breakfast kitchen, complete with integrated appliances and central island feature, first floor landing with over 4m central ceiling height, a wonderful master bedroom with private staircase that leads up to the luxurious en suite, bathroom and dressing area, there are two additional double bedrooms and a beautiful family bathroom suite. To the cobbled courtyard area. There are two allocated car parking spaces and the garden area is fully enclosed and around 80 feet in length with generous lawn and patio areas ideal for children to play and entertaining alike. The attention to detail throughout is of the highest order, with modern glazed staircases, Viessman gas central heating boiler, juxtaposed with high ceilings and exposed beams which are a reminder of the buildings heritage.

There is so much to admire about this property that a personal inspection is highly recommended to appreciate everything on offer. In the first instance, a walk through viewing video is available to watch, and then a viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or via [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates



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**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Approximate floor area:**

The overall approximate floor area extends to around 1,647 square feet.

**Reception hallway: 9' 1" x 6' 1" (2.757m x 1.860m)**

Quality double glazed entrance door, fabulous ceramic floor tiling, radiator, spot lighting

**Guest w.c: 6' 2" x 5' 1" (1.875m x 1.542m)**

A stylish white two piece suite, comprising wash hand basin, and dual flush WC, matching floor and wall tiling, double glazed window, spot, lighting, radiator, large mirror.



**Lounge diner: 19' 6" x 7' 8" (5.936m x 2.335m)**

Measured at maximum points. Two large uPVC windows each with fitted blinds, two radiators, this is a superb open plan reception room with super space for living and dining alike.



**Bedroom 3: 12' 9" x 9' 9" (3.894m x 2.972m)**  
Lovely exposed beams used to create display shelving, uPVC window with fitted blinds, radiator.



**Bathroom: 7' 10" x 6' 0" (2.400m x 1.840m)**  
A stylish and modern white three-piece bathroom suite comprising: bath with shower over, dual flush WC and circular bowl style wash hand basin, set on a Korean work surface, complimentary wall and floor tiling, spotlighting, heated towel rail.



**Parking:**

There is private parking for at least two cars to the front of the property.

**Plot size:**

The overall approximate plot size is around 0.08 of an acre.

**Garden:**

The garden is a particularly generous size being around 80 feet in length with a sizable lawn area and patio space being fully enclosed, this is ideal space for children to play or entertaining alike.



**Management fee:**

We are advised that there is a management fee of around £45 per calendar month.

**Chain details:**

The property is sold with the benefit of no further upward chain delay.

**Council tax:**

The property is set in the borough of Blackburn with Darwen with a F rating which is at a cost of around £2,912 per annum.



**Kitchen diner: 18' 8" x 10' 5" (5.677m x 3.181m)**

**A high specification Siematic fitted kitchen with Neff appliances (integrated dishwasher) oven and microwave oven, Neff electric hob with extractor over, the Corian work surfaces extend into the central island/breakfast bar, a sliding door opens into the utility area, built in storage area that contains the Viessman gas central heating boiler, uPVC window, radiator.**



**First floor landing:**

**Measured at maximum points with a central head height of around 4.1m. Glass balustrade to the staircase, fitted storage area and additional built-in storage area.**

**Master bedroom: 18' 7" x 10' 7" (5.657m x 3.214m)**

**Professionally fitted bedroom furniture, giving a generous range of fitted wardrobes with matching drawers and bedside units, uPVC window, which overlooks the garden complete with fitted blinds, radiator, spot lighting and a glazed private staircase, lead up to the en suite bathroom.**



**En suite bathroom: 18' 5" x 8' 0" (5.604m x 2.445m)**

**A stunning en suite bathroom with beautiful freestanding bowl type bath with hand held shower options, generous size wash basin, sat on the Korean work surface with storage space below, dual flush WC, heated towel rail, tiling to the floors and wall, Velux window, spot lighting.**



**Bedroom 2: 14' 11" x 9' 4" (4.539m x 2.837m)**

**A beautiful and generously proportioned bedroom with exposed beams giving a reminder of the heritage of the building, professionally fitted bedroom furniture, giving wardrobes and dressing table, large uPVC window with fitted blinds, radiator.**

