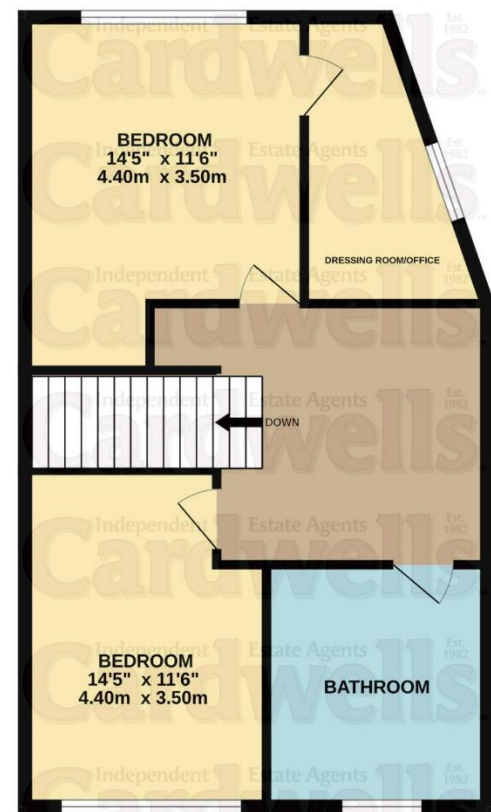
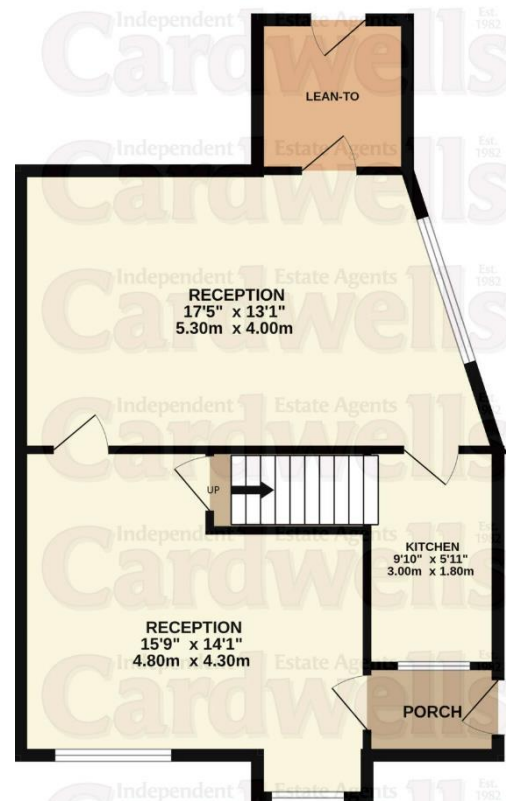




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Independent Estate Agents  
**Cardwells** Est. 1982  
[www.cardwells.co.uk](http://www.cardwells.co.uk)

**BLACKBURN ROAD, EGERTON, BL7 9SB**



- Beautiful period end stone cottage
- Set in the Egerton Conservation Area
- Interesting architectural building features
- 2 good beds, master with dressing room
- Potential for en suite/third bedroom
- 2 large reception rooms, most D.G, gas C.H
- Detached garage providing parking
- Sold with no upward chain delay



**£189,995**

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

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

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

Independent Estate Agents  
**Cardwells** Est. 1982

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. R.W.L. Cardwell & R.W. Thompson.



A beautiful period end stone cottage set within the Egerton Conservation Area, and boasting beautiful structural detailing to the roofline, offered for sale with no further upward chain delay. The cottage is perfectly placed for getting out and exploring the local countryside, yet ideal for joining the road network via the A666 and the railway network via Bromley Cross train station, which directly serves: Manchester, Salford, Bolton and Blackburn. Importantly, there is a detached garage providing secure off-road parking, the garage is a little wider than a single sized garage and there's a real asset to the property as garages are rarely found with cottages of this period and in this beautiful location. It is fair to point out that the property may benefit from some internal cosmetic updating and there is potential to perhaps rearrange and modify the current layout. The accommodation at present briefly comprises: front entrance porch, living room with beamed ceiling, sizable dining room, kitchen, rear porch, first floor landing, master bedroom with dressing room off (perhaps this could be modified into something else), generous second bedroom and a three-piece bathroom suite. There is beautiful wrought iron railings to the front and the side which enclosed the garden areas and of course there is the detached garage providing parking. The property benefits from double glazing gas central heating, there is an alarm system in place, importantly, it is sold with no further upward chain delay and this may be a superb opportunity to improve and modify a cottage in a wonderful location to your own tastes and specifications. Viewing is highly recommended and in the first instance, there is a walk-through viewing video available to watch, and then a personal viewing appointment can be arranged by calling: Cardwells Estate Agents Bolton on 01204381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting; [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Entrance Vestibule** 3' 10" x 4' 0" (1.16m x 1.213m) Stained glass single glazed entrance door, internal window with the meter/electric cupboard.

**Living Room** 16' 0" x 14' 5" (4.876m x 4.387m) Measured to exclude the bay window. There are two leaded double glazed windows to the front of the property (Blackburn Road) and each has additional decorative, internal single glazed windows, beamed ceiling with matching timber detailing to the wall, matching wall lights, beautiful internal period doors one of which opens to lead to the staircase to the first floor accommodation.

**Dining Room** 13' 2" x 16' 0" (4.022m x 4.878m) A generously sized reception room with a glazed window to the rear and a double glazed window to the side, ceiling, two radiators.

**Kitchen** 9' 11" x 5' 1" (3.025m x 1.547m) Measured at maximum points. A fitted kitchen with matching drawers, base and wall cabinets, freestanding cooker, freestanding fridge, freestanding washing machine, double glazed window to the side, radiator.

**Rear Entrance Porch** 4' 2" x 4' 10" (1.260m x 1.479m) The rear entrance porch is single glazed to both the windows and the doors.

**Landing** 10' 9" x 6' 0" (3.282m x 1.830m) Radiator, UPVC window with fitted blinds.

**Master Bedroom** 11' 8" x 13' 4" (3.544m x 4.075m) Fitted wardrobes and bedroom furniture, UPVC window with fitted blinds to the rear, radiator, door off into a dressing room.

**Dressing Room** 10' 4" x 5' 0" (3.149m x 1.529m) UPVC window to the side with fitted blinds, wall mounted Alpha gas central heating boiler. At present this is a superb dressing room/walk in wardrobe to the master bedroom, however this may well suit a variety of other uses, this potentially could be created from the landing, which could create a separate small third bedroom, or perhaps an ensuite shower room to the master bedroom presuming plumbing works can be done etc.

**Bedroom Two** 14' 1" x 11' 8" (4.294m x 3.551m) UPVC window to the front with fitted blinds, fitted wardrobes to one wall, radiator, built-in storage space over the stairs.

**Bathroom** 6' 9" x 6' 8" (2.063m x 2.028m) A three-piece bathroom suite comprising: Pedestal wash handbasin, bath with electric shower over and WC, ceramic wall tiling, radiator, built-in storage space.

**Gardens** There are garden areas to the front side and the rear. The front gardens are set behind a lovely low-level stone wall with wrought iron railings which run from the front down the side of the property. The rear garden is in a yard style.

**Garage** 12' 11" x 12' 9" (3.942m x 3.891m) A generously sized garage which is bigger than a single garage but perhaps not quite as wide as a double. A large up and over vehicle access door and two single glazed windows to the side.

**Chain Details** The properties offered for sale with early vacant possession and no further upward chain delay.

**Energy Performance Certificate** The energy performance certificate (EPC) rating is D and this is valid until the 15th of August 2033.

**Bolton Council Tax Band** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is C at an annual cost of around £1,909 per annum,

**Tenure** Cardwells Estate Agents Bolton awaiting confirmation of these details and will update the listing as soon as possible.

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

