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PARK VIEW – EAGLEY – OFFERS IN THE REGION OF £270,000

Only rarely do cottages of this calibre come to the open market. Thought to date from around 1840, this beautiful Grade II listed property has been thoughtfully enhanced, refined and improved to offer a luxurious home with accommodation over three levels and upto three bedrooms. Beautiful home is situated in the Eagley Bank conservation area, and is just a short walk away from some beautiful countryside, whilst; schools, shops, restaurants and transports facilities are all within easy reach. Positioned in an envious plot with no passing traffic to the front there is a generous front garden which has been professionally landscaped, both externally and internally the property is superb.

The immaculately presented home briefly comprises: beautiful living room complete with double glazed sash window and feature ornamental fireplace, stunning kitchen with central Island, Belfast sink, wood burning stove and integrated appliances, to the lower level there is a versatile room which may suit being used as the third bedroom or second reception room complete with a WC/washroom off, to the first floor are two double bedrooms both presented to stunning standards, from each there is access to the beautiful four piece white bathroom suite which is complete with a roll top/claw foot bath and separate shower enclosure. There is an enclosed garden perhaps ideal for a morning coffee and a wonderful garden perfect for entertaining and alfresco dining.

The property further benefits from a Worcester Bosch boiler.

Everything that is on offer can only be appreciated via a personal inspection, 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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate square footage:

The overall approximate square footage extends to around 947 ft.²/88 m² of beautifully presented living accommodation.

Living room: 13' 10" x 11' 4" (4.206m x 3.446m)

A beautifully presented reception room complete with double glazed sash window, feature wrought fireplace with built in storage either side, stylish wood panelling, beautiful neutral decorations. Double stylish radiator.



Kitchen diner: 14' 2" x 13' 9" (4.322m x 4.194m)

A beautifully appointed and professionally fitted kitchen with large central island providing dining space for at least four people, Belfast sink, integrated dishwasher, integrated fridge, oven/grill, electric hob with overhead extractor, wood burning stove with unique oak timber mantelpiece, flagged flooring, double glazed sash window overlooking the rear garden, stable type double glazed door which opens out onto the rear garden and door off which leads down to the second reception room/guest bedroom.



Garden:

The front garden has been beautifully landscaped and designed with all year around use and easy maintenance in mind. There are two patio areas, and a central "Barcelona" Astroturf lawn section all boarded by easy maintenance flowerbeds. The garden is level in nature and offers superb space for entertaining, alfresco dining and perhaps for children to play. Rear garden is fully enclosed and designed for easy maintenance offering excellent space for alfresco dining or perhaps, to sit out and enjoy a morning coffee, there is an outside tap and lighting.



Chain details:

The property may be offered for sale with no further upward chain delay.

Plot size:

The overall approximate plot size extends to around 0.04 of an acre.

Tenure:

Cardwells pre marketing research indicates that the property is freehold.

Bolton council tax:

The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton premarketing research indicates that the Council Tax Band is C at an annual cost of around £1,909 per annum, single person discount may be available depending on circumstances.



Sitting room/bedroom 3: 14' 3" x 11' 11" (4.333m x 3.623m)

Beautifully appointed room with a head height of about 1.875 m. This is a versatile space which may be ideal as a second reception room or perhaps also an occasional guest/3rd bedroom, there is a uPVC window to the front with fitted internal shutters, quality carpeting, stylish radiator and professionally fitted furniture which includes the washing machine.



WC washroom: 5' 1" x 3' 3" (1.539m x 1.001m)

A stylish two-piece suite comprising pedestal wash hand basin and dual flush WC which is a macerator wall tiling and contrasting floor tiling.

Master bedroom: 12' 5" x 11' 3" (3.773m x 3.433m)

A beautifully appointed master bedroom with double glazed sash window to the front, stylish radiator, thick carpeting. There is built-in shelves/storage space and an oak balustrade overlooking stairs and oak handrail, beamed ceiling to the master bedroom area, from the master bedroom and the second bedroom there are doors into the beautiful Jack and Jill style bathroom suite.





Bedroom 2: 13' 0" x 6' 11" (3.964m x 2.097m)

Double glazed sash window to the rear, stylish tall radiator, thick carpeting, built-in wardrobe/storage space, large loft entrance facility, we understand that the gas central heating boiler is in the loft space, off to the bathroom suite



Bathroom: 11' 4" x 5' 0" (3.447m x 1.522m)

Beautiful four-piece stylish bathroom suite comprising: Elegant Victoria and Albert slipper bath with rolled edged, stunning claw feet including traditional bath shower mixer taps, separate shower area, traditional high-level cistern WC with chrome down pipe with decorative brackets, traditional wash hand basin with a separate thermostatic shower area, ceramic wall and floor tiling, feature tall radiator and skylight window enhancing the natural light, spotlighting, extractor, beamed ceiling.

