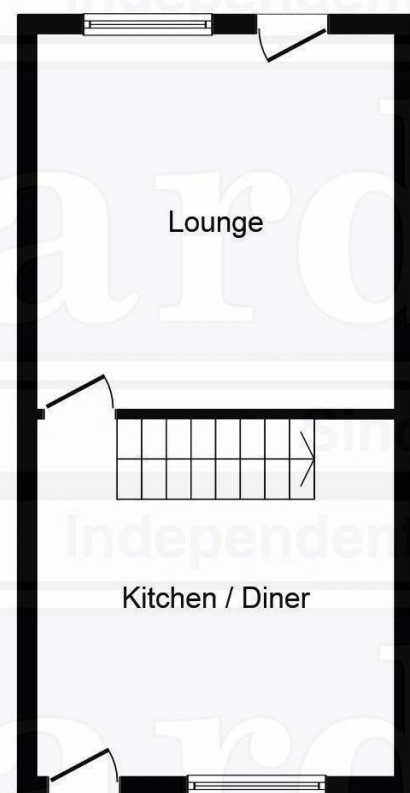
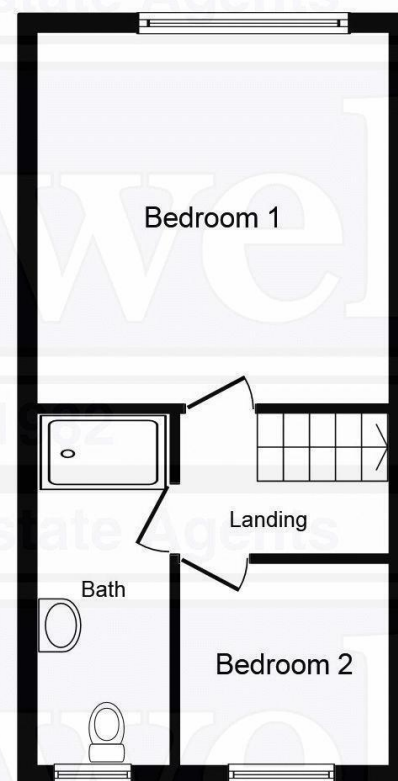
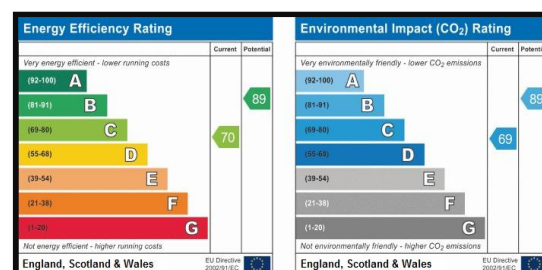




Ground Floor



First Floor



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CROWN POINT, EDGORTH, BL7 0BD



- Stone cottage
- Enclosed lawned garden
- Quality fitted kit / diner
- 4pc bathrm with sep WC
- Fitted master bedroom
- Popular village location
- No Chain
- Council Tax Band B



Offers Over £175,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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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.



For Sale with NO ONWARD CHAIN, a picturesque Freehold Stone cottage set in the beautiful village of Edgworth, situated in a quiet location just off Blackburn Road. The position is superb being within walking distance of many of the villages superb amenities including: shops (Holden's Ice Cream being one), a café, restaurants, cricket club, beautiful local countryside etc. Whilst Entwistle train station is nearby which directly serves Manchester, Bolton and Blackburn. The accommodation briefly comprising: quality fitted kitchen/diner, beamed lounge, fitted master bedroom, good second bedroom and a four piece bathroom suite with separate shower enclosure and bath. There is an enclosed lawned garden and a flagged garden to the rear (entrance side). The property benefits from gas combination central heating, UPVC double glazing. Viewing is highly recommended via an advanced appointment with Cardwells Estate Agents Bolton on 01204 381281, via email bolton@cardwells.co.uk or by the website www.cardwells.co.uk. Please note that the property is currently tenanted and the photographs are from prior to the current tenant moving in.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 13' 11" x 13' 8" (4.23m x 4.16m) UPVC window overlooking the garden, UPVC entrance door, radiator, beamed ceiling.

Kitchen/Diner 16' 1" x 13' 1" (4.90m x 3.99m) A quality fitted kitchen with a matching range of base and wall cabinets, electric hob with extractor over, built under oven/grill, stainless steel single bowl sink, concealed gas combination central heating boiler, exposed brick chimney breast, spindled staircase off to the first floor, ample dining space.

Landing 8' 7" x 5' 6" (2.62m x 1.68m) Loft access point

Bedroom One 13' 11" x 13' 2" (4.23m x 4.02m) Fitted with matching furniture giving an excellent range of wardrobes, storage space, bridging cabinets, drawers and a dressing table, radiator, UPVC window overlooking the rear garden.

Bedroom Two 7' 7" x 7' 5" (2.31m x 2.27m) UPVC window, radiator.

Bathroom 12' 10" x 5' 3" (3.92m x 1.61m) Fitted with an excellent four piece bathroom suite comprising oversize shower enclosure, pedestal wash hand basin, dual flush WC and bath, heated towel rail, UPVC window, ceramic wall and floor tiling, extractor fan, spot lighting.

Externally The garden is fully enclosed and laid to lawn with patio space off the lounge door. To the rear, which is the most likely entrance point there is a flagged finish for all year round use and easy maintenance.

Chain Details The property is sold with no upward chain.

Tenure Cardwells estate agents Bolton research shows the property is Freehold.

Council Tax The property is situated in the borough of Blackburn with Darwen and as such the council tax is collected by Blackburn with Darwen council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is B at an annual cost of around £1730 per annum.

Conservation Area Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Information Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Plot Size Cardwells Estate Agents Bolton pre-market research confirms that the plot size is 0.03 acres.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 information provided, 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. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

