



DARWEN ROAD, BROMLEY CROSS, BL7 9JD



- Garden fronted 2 bed stone cottage
- In the heart of Bromley Cross, BL7
- Two receptions, white bathroom suite
- Close to schools, shops, railway
- Parking on lane to the rear
- Potential for driveway parking to the rear
- Limestone fireplace with gas fire
- Circa 861 sqft. Ideal 1st home



Offers Over £175,000

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A stone garden fronted two bedroom, two reception room terrace cottage with garden and parking possibilities to the rear, situated in the heart of Bromley Cross to the north of Bolton, BL7. Importantly, the property is offered for sale with early vacant possession and no further upward chain delay, meaning that once the sale is agreed it is hoped a prompt completion can be arranged. The stone cottage is within walking distance of Bromley Cross railway station which directly serves: Manchester, Salford, Bolton and Blackburn, the beautiful countryside of The Jumbles and the West Pennine Moors are within walking distance, as are fabulous restaurants such as: The Retreat & Cibo, there are superb schools nearby (Turton High, Walmsley, St. John's and Eagley) wonderful shopping facilities with Sainsbury's, The Co-Op and other independent retailers just a short walk away, while there are wonderful sporting leisure facilities in the area too, with The Last Drop Village, Turton Golf Club, Dunscair Golf Club and Dunscair Sailing Club and Eagley Sports complex are local. The accommodation extends to around 861 ft.²/80 m² and briefly comprises: entrance vestibule, reception hallway, living room with limestone fireplace and gas fire, dining room, kitchen, first floor landing, two bedrooms each with built-in wardrobe/storage space and a white three-piece family bathroom suite. Externally, there is an enclosed garden to the rear which is predominantly paved for easy maintenance, we are advised that the our clients park there car in the lane to the rear of the property, although previously they have also parked in the rear garden area, to do this again the fence would need to be removed to provide vehicular access, a number of the neighbouring properties have a similar arrangement. The cottage is garden fronted with mature shrubs. The property benefits from a Worcester gas combination central heating boiler, double glazing and importantly is sold with no further upward chain delay. An early viewing is advised to appreciate all that is on offer. In the first instance there is a walk through viewing video available to watch and then a personal 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:

Approximate floor area: The overall ground area of the property extends to around 861 ft.²/80 m².

Entrance vestibule: 4' 1" x 3' 4" (1.236m x 1.021m) UPVC entrance door with UPVC window above.

Reception Hallway: 11' 8" x 3' 4" (3.544m x 1.021m) Radiator, stands off to the first floor.

Living Room: 12' 11" x 10' 11" (3.934m x 3.334m) Limestone fireplace and hearth with insect living flame gas fire, UPVC window different feature stained glass windows, radiator.

Dining Room: 14' 11" x 13' 3" (4.543m x 4.034m) UPVC window to the rear, radiator.

Kitchen: 10' 1" x 8' 2" (3.062m x 2.497m) Double glazed bay style window overlooking the rear garden, a fitted kitchen with matching base and wall cabinets, cooker, fridge/freezer, washing machine, dryer, stainless steel sink and drainer, double glazed rear entrance door, radiator.

First floor landing: 10' 3" x 5' 1" (3.126m x 1.552m) Loft access point.

Bedroom One: 14' 10" x 12' 6" (4.531m x 3.822m) UPVC window to the front, two radiators, built-in storage space, thick carpeting was laid in the summer of 2024 and the decorations were refreshed at a similar time.

Bedroom Two: 10' 1" x 7' 1" (3.073m x 2.159m) UPVC window to the rear, radiator, built-in storage space.

Bathroom: 7' 10" x 6' 5" (2.394m x 1.948m) A white three-piece bathroom suite comprising: pedestal wash hand basin, WC and bath with electric shower over, ceramic wall tiling, UPVC window, radiator, concealed Worcester gas combination central heating boiler.

Plot size: The overall approximate plot size extends to around 0.03 of an acre.

Outside: The front garden is very well stocked with mature shrubs and plants. The rear garden is fully enclosed and predominantly paved in a terrace style for easy maintenance, the garden shed is included in the sale .

Parking: We are advised that the property beyond the area where the rear fence is and the section of the lane to the rear up to the stone wall. Therefore, our clients park their car on the lane in the area directly behind the property. Although they have advised us that previously, they did not have a fence to the rear of the garden as it is now, and this allowed them to park another vehicle on the flagged area of the garden.

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

Possibly of particular interest to...? This two bedroom terraced property in Bromley Cross may be of particular interest to first time buyers and landlords looking to expand their buy to let property portfolio.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold enjoying a term of 999 years from 5th July 1876 meaning there is around 850 years remaining, our clients park advises us that the annual ground rent charge is no more than £10 per annum, and is likely cheaper.

Energy Performance Certificate (EPC): The energy performance certificate shows that the rating for the property is currently a D rating and this certificate is valid until the 14th of September 2026.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "Very Low" risk of flooding.

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

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 B at an annual cost of around £1,670 per annum.

Viewings. Viewing is highly recommended to appreciate all that is on offer, 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. A walk through viewing video is available to watch in the first instance at your convenience.

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Arranging a mortgage? Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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