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CHAPELTOWN ROAD, BROMLEY CROSS, BL7 9AN



- Charming 2 bed cottage
- On the edge of West Pennine Moors
- Deceptively spacious accommodation
- Superb countryside views
- Overlooks Jumbles Country Park
- Close to Last Drop Village
- Bromley Cross train station within reach
- Good local amenities, Delightful garden to rear



Offers in the Region Of £250,000

BOLTON

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Nestled on the edge of the west Pennine Moors this charming stone cottage, with superb views of the jumbles reservoir and open countryside. The Jumbles country Park is accessible just across Chapeltown Road. Bromley Cross railway station is within easy reach and The Last Drop Village is a short stroll away. Bromley Cross village centre has an array of good local amenities and Turton High school is approximately one mile away. This deceptively spacious cottage is very well presented, with a modern kitchen dining room and a generous sized bathroom. there is a delightful and generous sized garden to the rear which directly backs onto farmland. Viewing is highly recommended to fully appreciate this lovely property, through Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises Entrance vestibule, lounge, kitchen dining room and a useful utility/guest WC room. Upstairs there are two good sized bedrooms and a spacious modern bathroom. Outside there is a delightful enclosed low maintenance garden to the rear, with access along the adjoining property for bins, etc. The property also benefits from double glazing and gas central heating. We understand that the cottages have a shared septic tank, which is maintained by the local farmer.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC frosted double glazed front door leading to

Entrance vestibule:

Lounge: 14' 10" x 14' 9" (4.52m x 4.49m) uPVC double glazed window front aspect, feature fireplace incorporating an electric fire mounted on a slate hearth, radiator, wooden beams to the ceiling.

Kitchen dining room: 14' 5" x 14' 8" (4.39m x 4.47m) 3 uPVC double glazed windows and door rear aspect, range of modern fitted wall and base units with complementary worktop surfaces and splashbacks, built in oven, induction hob, extractor hood above, sink unit with mixer tap, integrated fridge freezer, space for a dishwasher, radiator, spindled staircase to the landing.

Utility/w.c: 8' 2" x 6' 4" (2.49m x 1.93m) uPVC double glazed window rear aspect, close coupled WC, fitted wall and base units, worktop surfaces, space for a washing machine, and a tumble dryer, spotlights to the ceiling.

Landing: Access to the loft, doors lead to

Bedroom 1: 14' 9" x 14' 7" (4.49m x 4.44m) uPVC double glazed window front aspect, two radiators.

Bedroom 2: 9' 5" x 8' 11" (2.87m x 2.72m) uPVC double glazed window rear aspect, radiator below.

Bathroom: 4' 5" x 14' 6" (1.35m x 4.42m) 2 uPVC double glazed windows side aspect, modern white suite comprising, enclosed bath with mixer tap/shower attachment, wash basin With mixer tap, close coupled WC, chrome plated towel rail, part tiling to the walls, inset spotlights to the ceiling, extractor fan

Outside: There is delightful enclosed rear garden, with an Indian stone paved patio and a separate 'Astroturf' garden area. and A gate gives access along the side elevation.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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

Council tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2077.

Flood risk information: Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells 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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