



- Belmont village
- Accommodation set over four floors
- Two double bedrooms
- Loft room used as third double bedroom
- Semi rural setting
- Stunning views to the rear
- Two reception rooms
- Good access to Bolton, Blackburn & Darwen



£270,000

BOLTON

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Independent Estate Agents
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Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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Set within the highly sort after village of Belmont, enjoying a semi-rural location, is this impressive stone cottage with accommodation set over four floors. This wonderful home has stunning countryside views to the rear which overlook the Bolton Sailing Club reservoir and the beautiful countryside of the West Pennine Moors. There are countless fantastic walking routes along with quality restaurants and country pubs. Neighbouring towns such as Blackburn, Bolton, Darwen and Bury are within a short commute with the M65 motorway network approximately ten minutes drive away. Internally the accommodation comprises a vestibule which leads into a good sized lounge with an open fire and stone floor plus a sitting room (currently used as a bedroom) with French doors leading onto a balcony with exquisite views overlooking moorland to the rear. The lower ground floor has a farmhouse style kitchen, dining room, utility and wc with the first floor having two double bedrooms, family bathroom and wc with a fixed staircase leading from the landing to the loft room which is currently being used as an additional bedroom. Externally the property is pavement fronted with the rear being a low maintenance garden which has a right of way for other cottages to access their properties. The rear is extremely peaceful and has stunning views over moorland and towards Bolton Sailing Club. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Stone tiled floor with door leading into the lounge.

Lower Ground Floor:

Kitchen/diner: 14' 11" x 12' 10" (4.55m x 3.92m) Farmhouse style kitchen with tiled floor, downlights, range of fitted wall and base units with extractor fan, space for a electric cooker, inset Belfast sink, integrated dishwasher, central Island unit used as a breakfast bar, wall mounted vertical radiator, multi fuel woodburning stove, under stairs storage with space for a fridge freezer.

Dining Room: 11' 9" x 6' 7" (3.57m x 2.00m) Ceiling light point, radiator, tiled floor flooring.

Utility: 6' 9" x 6' 8" (2.07m x 2.03m) Space for a washing machine and dryer, vanity unit with inset sink, ceiling light point.

Cloakroom/wc: 5' 9" x 3' 8" (1.76m x 1.11m) Ceiling light point, tiled floor, WC, wash hand basin.

First floor landing: Ceiling light point, stairs leading to the attic room.

Lounge 14' 9" x 13' 6" (4.50m x 4.11m) Ceiling light point, double glazed window to the front, radiator, stone flooring, open fire and surround.

Sitting Room: 15' 0" x 13' 1" (4.56m x 3.98m) Currently being used as a bedroom. Ceiling light point, laminate effect flooring, radiator, double glazed French doors leading out onto the balcony with far reaching views to the rear.

Bedroom 1: 14' 4" x 14' 1" (4.37m x 4.28m) Ceiling light point, radiator, laminate effect flooring, fitted wardrobes, double glazed window with views over moorland to the rear.

Bedroom 2: 14' 11" x 8' 0" (4.54m x 2.44m) Radiator, fitted wardrobe, double glazed window to the front, wood panelling to the wall, ceiling light point.

Bathroom: 8' 11" x 5' 0" (2.73m x 1.53m) Ceiling light point, extractor fan, panelled bath, vanity unit with inset wash hand basin, wall mounted vertical ladder radiator, tiled splashback to the walls.

Separate wc: 4' 10" x 3' 2" (1.47m x 0.96m) Ceiling light point, wc.

Second Floor:

Loft Room: 15' 1" x 14' 2" (4.61m x 4.33m) Ceiling light point, radiator, double glazed skylight with far reaching views to the rear.

Externally: The front of the property is pavement fronted with the rear being a low maintenance garden which has a right of way for other cottages to access their properties. The rear is extremely peaceful and has stunning views over moorland and towards Bolton Sailing Club.

Council tax: Cardwells estate agents Bolton research indicates the property is band C annual cost of £2077

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 25 June 1843

Viewings: All viewings please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk. www.cardwells.co.uk

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

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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.

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

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