



SPRINGSIDE COTTAGES, BELMONT, BL7 9QU



- Stunning stone terraced property
- Extended to the rear
- Views over fields & reservoirs
- Quiet and idyllic area off Belmont Road
- Two bedrooms
- Lounge, dining room and kitchen
- Short drive to amenities and commuter routes
- Simply must be viewed



£290,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Stunning stone cottage set within a rural setting, just off Belmont Road in Bolton. It is rare for these beautiful homes come to the market. Surrounded by moorland and picturesque open countryside this is an idyllic location, nestled off the beaten track near to the Dingle and Springs reservoirs. This property affords all the benefits of rural living along with only being a short drive from many local amenities, commuter routes and perfect for those that enjoy nature with an abundance of wildlife and walks on the doorstep. This beautiful home is ideal for someone looking to downsize, a young couple or first time buyer. Those that work within the busy town/city centres will find that living here will provide them with the escape that many people crave and desire. Internally the accommodation comprises a lounge with chimney and wood burning stove which leads into a welcoming dining area that's open to the "farmhouse style" kitchen complete with Belfast style sink. The first floor has two good sized bedrooms, both with stunning views and a three piece bathroom with feature exposed stone wall. Externally the property is accessed via a private road to beautiful gardens, maintained by the residents and parking for two cars for each properties. The property itself is garden fronted and has a tiered garden to the rear which is partially flagged with steps leading up to a tiered lawn with wonderful views to the rear. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 14' 3" x 12' 0" (4.35m x 3.66m) Ceiling light points, faux wood beams to the ceilings, double glazed window to the front, wall mounted electric radiator, multi fuel wood burner with stone surround, engineered wood flooring.

Dining Area: 11' 11" x ' ' (3.62m x m) Faux wood beams to the ceiling, wall mounted electric radiator, ceiling light point, engineered wood flooring, under stairs storage, open into the kitchen.

Kitchen: 12' 4" x 9' 1" (3.76m x 2.77m) Ceiling light point, faux wood beams to the ceilings, range of fitted wall and base units with extractor fan, Belfast sink with mixer tap, extractor fan, space for an electric range oven, washing machine and fridge/freezer, double glazed window overlooking the garden to the rear, tiled floor with splashback to the walls, door to the rear.

Landing: Loft access, ceiling light point.

Bedroom One: 12' 0" x 11' 4" (3.67m x 3.46m) Wall mounted electric radiator, ceiling light point, double glazed window with stone window sill with views over open field and reservoirs, fitted wardrobes.

Bedroom Two: 8' 6" x 6' 4" (2.59m x 1.92m) Storage cupboard, ceiling light point, double glazed window with stone window sill and views over open fields to the rear.

Bathroom: 5' 5" x 5' 6" (1.66m x 1.68m) Ceiling light points, exposed feature stone wall, three piece suite incorporating a wc, wash hand basin, bath with electric shower above, storage cupboard, tiled splashback to the back to the walls.

Externally: The property is accessed via a private road to beautiful gardens, maintained by the residents, parking for two cars for each properties. The property itself is garden fronted and has a tiered garden to the rear, which is partially flagged with steps leading up to a tiered lawn with wonderful views to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 May 1984

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

Flood Risk: 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.

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.

Thinking of selling or letting: 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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