



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A buyer must rely upon its own inspection(s). Sourced by www.PropertyBox.co.uk

BAZLEY STREET, BARROW BRIDGE, BL1 7NE



- Charming stone cottage Grade II listed
- Many character features
- Very well presented accommodation
- 2 beds, modern kitchen & shower room
- Lounge with wood-burning stove
- Delightful garden to rear
- Close to Moss bank Park
- Lovely countryside on the doorstep



Offers in Excess of £220,000

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A great opportunity to purchase this characterful grade II listed stone cottage, situated in the picturesque location of Barrow Bridge. The property is a blend of both modern and original style features, which include, a feature fireplace with a woodburning stove, a modern fitted kitchen breakfast room and a shower room with a contemporary suite. Barrow Bridge is within close proximity to Moss Bank Park, good schools and beautiful countryside on the doorstep. The very well presented accommodation briefly comprises, entrance hall, lounge, kitchen breakfast room. A cellar room can be accessed from the kitchen breakfast room. Upstairs there are two bedrooms and a shower room. Outside there is a delightful garden to the rear of the house, with a useful treated timber storage shed. The property also benefits from wooden framed double glazed windows and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Oak wooden front door leading to the entrance hall. Tiled floor, staircase to the landing, coving to the ceiling.

Lounge: 12' 4" x 10' 7" (3.76m x 3.22m) Double glazed bay window to the side aspect, double glazed window to the front aspect, feature fireplace incorporating a wood-burning stove, mounted on a tiled hearth with a wooden mantle, wooden flooring, radiator, coving and rose to the ceiling.

Kitchen/Breakfast Room: 12' 3" x 10' 4" (3.73m x 3.15m) Two double glazed windows to the front and side aspects, modern fitted wall and base units with complementary work surfaces, tiled splashbacks and a breakfast bar, Belfast sink with mixer tap, space for a range cooker, recess display lighting beneath the wall units, integrated dishwasher, washing machine and tumble dryer. Tiled floor, radiator, built in under stairs storage cupboard and access to the cellar, which is currently in utilise for storage.

Landing: Access to the loft, spotlights to the ceiling.

Bedroom One: 11' 8" x 12' 6" (3.55m x 3.81m) Two double glazed windows to the front and side aspects, radiator, feature stone fireplace, spotlights to the ceiling.

Bedroom Two: 8' 1" x 12' 7" (2.46m x 3.83m) Two double glazed windows to the front and side aspects, feature stone fireplace, built in wardrobe space, spotlights to the ceiling.

shower Room: 6' 7" x 7' 0" (2.01m x 2.13m) Modern suite comprising, shower cubicle, close coupled WC, wash basin with mixer tap inset to a vanity unit, tiled floor, tiling to the walls, heated towel rail/radiator, inset spotlights.

Outside: There is a delightful garden to the rear of the house, with a useful treated timber storage shed.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

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 £2015

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 in a Barrow Bridge 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.

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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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