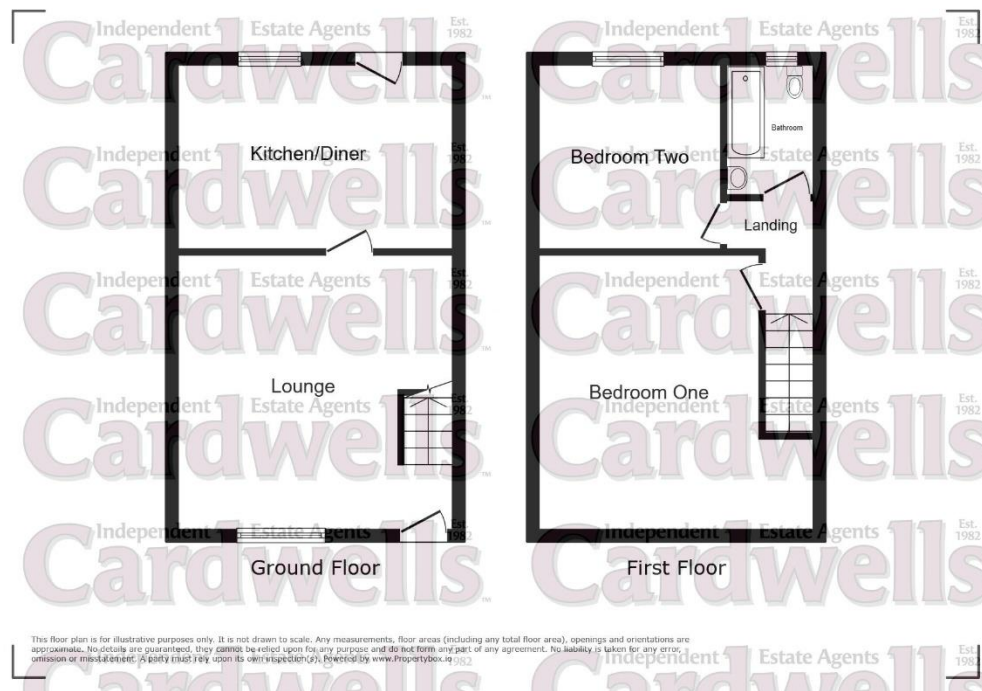




**BULLSHEAD COTTAGE, TOTTINGTON ROAD,
TURTON, BL7 0HS**



- Freehold stone cottage
- Wonderful original features
- Modern fixtures and fittings
- Lovely views to front and rear
- Enclosed rear garden
- Professionally fitted kitchen/diner
- Gas Combi CH, stove in lounge
- Two good bedrooms, white bathroom



Offers in the Region Of £230,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

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E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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T: 01204 381 281

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.

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A beautiful stone cottage offered for sale with early vacant possession and no further upward chain delay. Situated in a consistently popular location there are far reaching views to the front and the rear with the position being superb for easy access to Edgworth, Affetside, Harwood, Bury and Bolton, whilst being on the cusp of beautiful open countryside. The property offers a wonderful juxta position of original and stylish features such as exposed stone walling, beam ceiling and stove, with modern communities such as thick carpeting, painted plaster decorations, a gas combination central heating boiler and stylish bathroom suite. The accommodation extends to around seven hundred and sixty four square feet / seventy one square metres and briefly comprises: living room with beamed ceiling and stove, professionally fitted kitchen / diner, first floor landing, two good bedrooms and a white bathroom suite. Externally there is an enclosed garden area to the rear with both lawn and patio areas. The beautiful cottage benefits from double glazing, gas central heating and importantly is sold with no further upward chain so it is hoped to prompt completion can be arranged once the sale is agreed. An early personal viewing is highly recommended to avoid disappointment. In the first instance there is a walk-through viewing video available to watch and then a personal viewing 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:

Lounge/diner: 15' 1" x 14' 8" (4.591m x 4.463m) One exposed stone wall, beautiful exposed stone fireplace with stove, inset spotlighting, radiator, thick carpeting, stairs off to the first floor, double glazed window to the front.

Kitchen/diner: 14' 9" x 10' 0" (4.489m x 3.059m) A quality professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, stainless steel sink and drainer, cooker with gas hob and extractor over, wall mounted main eco-elite gas combination central heating boiler, tiled floor, double glazed window with fitted blinds enjoying the farm reaching views and the aspect over the garden, radiator.

First floor landing: 4' 7" x 4' 9" (1.407m x 1.453m) Thick carpeting, painted plaster decorative finish.

Master Bedroom: 14' 7" x 14' 11" (4.457m x 4.557m) Double glazed window to the front which enjoys the far reaching views, painted plaster finish, radiator, thick carpeting.

Bedroom Two: 10' 0" x 9' 11" (3.052m x 3.013m) Double glazed window to the rear which enjoys the wonderful views and the aspect of the garden, radiator, neutral decorations, thick carpeting.

Bathroom: White three-piece suite comprising wash hand basin, WC, double glazed window, radiator, ceramic wall tiling.

Plot size: The overall plot size is approximately 0.02 with an acre.

Rear Garden: The rear garden enjoys both grassed area and patio areas.

Chain Details: The property is sold with no further upward chain delay and early vacant possession, it is hoped that a prompt completion can be arranged once a sale is agreed.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Freehold with title number: MAN16574.

Council Tax: The property is located in the borough of Bolton and the Council tax band rating A, with an approximate annual cost of £1,511

Flood Risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "no risk" of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 at your convenience.

Thinking of selling or letting a property 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

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

