

**BOLTON ROAD, EDGWORTH, BL7 0AH**



- Charming stone cottage
- Heart of Edgworth village
- Beautifully presented throughout
- Extended kitchen to the rear
- Views over stunning fields and countryside
- Accommodation over three floors
- Open plan lounge and dining room
- Close to local shops and amenities



**Offers in the Region Of £290,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates

Rightmove Zoopla OnTheMarket ThePropertyPortal.co.uk ThePropertySite.co.uk

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Located within the heart of Edgworth village is this fantastic garden fronted stone terraced property with simply stunning views over open fields and countryside to the rear. Edgworth is a highly sought after area on the outskirts of Bolton which is surrounded by beautiful open countryside and close to the Wayoh reservoir where many people go for walks and take in the scenic views that it offers. Within close proximity there are local shops, the Black Bull pub and also the Spread Eagle restaurant. If you enjoy your cricket then Edgworth Cricket Club is also a short walk away whilst Bromley Cross Railway Station is a short drive and will take you to Manchester and beyond. The accommodation within this wonderful cottage comprises an entrance hallway, lounge and dining room, which are open plan, and a superb kitchen extension to the ground floor. The first floor has two good sized bedrooms, a three piece shower room and stairs leading to the loft room which is currently used as the third bedroom and has the added benefit of a three piece en-suite comprising a wc, pedestal sink and bath. Externally there is a low maintenance garden to the front with a flagged courtyard to the rear which enjoys wonderful views over fields and countryside. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hallway:** Ceiling light point, laminate effect flooring, stairs leading to the first floor.

**Living room:** 14' 9" x 12' 4" (4.50m x 3.75m) Ceiling light point, laminate effect flooring, under stairs storage, radiator.

**Dining room:** 11' 6" x 11' 6" (3.51m x 3.50m) Ceiling light point, double glazed window to the front, radiator, feature fire place.

**Kitchen:** 14' 6" x 9' 2" (4.41m x 2.80m) Downlights, double glazed window and double glazed French doors to the rear, range of fitted wall and base units with extractor fan, integrated five ring gas hob, double electric oven, one and a half bowl stainless steel sink with mixer tap and drainer, integrated dishwasher, space for a washing machine and fridge/freezer, radiator, tiled splashback to the kitchen walls.

**Landing:** Ceiling light point, radiator, double glazed window to the rear, stairs to the loft room.

**Bedroom 1:** 15' 5" x 11' 6" (4.71m x 3.50m) Ceiling light point, double glazed windows to the front, radiator.

**Bedroom 2:** 9' 7" x 9' 0" (2.91m x 2.74m) Ceiling light point, radiator, double glazed window with views to the rear over fields and countryside.

**Shower room:** Downlights, wall mounted vertical ladder radiator, three piece suite incorporating a wc, pedestal sink, walk in shower cubicle, extractor fan, tiled splashback to the walls.

**Loft room:** 15' 5" x 13' 9" (4.70m x 4.20m) Downlights, double glazed skylights to the front and the rear, radiator, open into a three piece en-suite incorporating a wc, pedestal sink, panelled bath with mixer tap and extractor fan, wall mounted vertical ladder radiator, storage to the eaves.

**Outside:** To the front of the property there is a low maintenance garden with a flagged courtyard to the rear which enjoys wonderful views over fields and countryside.

**Viewings:** For all viewings please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years (less 1 day) from 1 May 1885

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

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

**Conservation area:** Cardwells estate agents Bolton research indicates the property is in Edgworth and Turton Bottoms 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 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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