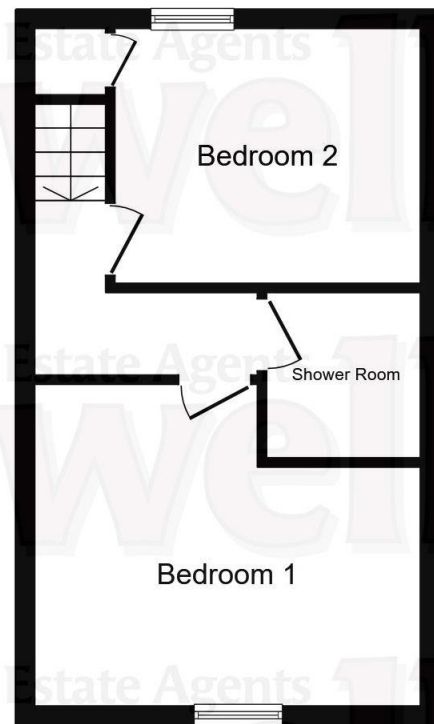


Ground Floor



First Floor

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PARK ROAD, EDGWORTH, BL7 0AN



- Charming stone cottage
- Built circa 1756
- Many character features
- Close to local amenities
- Tucked away off Bolton Road
- 2 bedrooms, modern shower room
- Countryside on the doorstep
- Viewing advised



Offers Over £180,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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A lovely stone cottage in the heart of Edgworth village, close to local amenities and beautiful countryside on the doorstep. The property is believed to date back to circa 1756 and still retains its charm and character. Park Road is tucked away off Bolton Road, with a public footpath to the front, giving access into the immediate open countryside. The accommodation briefly comprises vestibule, lounge and a kitchen breakfast room. Upstairs, there are two good sized bedrooms and a modern shower room. Outside there is a public footpath to the front and to the rear there is a laid to lawn mature garden. The property also benefits from double glazing to the majority and gas central heating. Viewing is highly recommended, by appointment through Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Wooden front door leading to vestibule.

Lounge 15' 0" x 14' 0" (4.57m x 4.26m) UPVC double glazed window to the front aspect, stone fireplace with a flagged hearth, radiator, wooden beams to the ceiling.

Kitchen/Breakfast Room: 9' 3" x 13' 7" (2.82m x 4.14m) 2 UPVC double glazed windows to the rear garden aspect, wooden stable style door to the rear garden aspect, modern, fitted wall and base units with complementary worktop surfaces and tiled splashback, inset 'Belfast' sink with mixer tap, space for a fridge freezer, space for a washing machine, built in oven and grill, inset gas burner hob, tiled floor, inset spotlights to the ceiling, fitted storage cupboard, radiator, spindled staircase leading to the landing.

Bedroom One: 12' 1" x 14' 0" (3.68m x 4.26m) UPVC double glazed window to the front aspect, radiator below, wooden beam to the ceiling.

Bedroom Two: 9' 6" x 10' 8" (2.89m x 3.25m) UPVC double glazed window to the rear aspect, radiator, access to the loft, built in storage cupboard.

Shower Room: 6' 0" x 5' 7" (1.83m x 1.70m) Modern white suite, comprising, shower cubicle, close coupled WC, wash basin with mixer tap, chrome plated towel rail, tiled floor, tiling to the walls, inset spotlights to the ceiling, extractor fan.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

Outside: To the front there is a paved pathway and a public footpath. Opposite the cottages are storage areas, which the residents have the use of. To the rear there is a mature laid to lawn garden, with mature plants and shrubs.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band B with Bolton Council at an approximate cost of around £1568 per annum.

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 within a conservation area of Edgworth and Turton Bottoms, Blackburn with Darwen.

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

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

