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PARK VIEW TERRACE, ABBEY VILLAGE, PR6 8DR



- Stunning stone cottage
- Superb views, landscaped garden
- 2 reception rooms, open fire
- Stunning 4 pce bathroom suite
- 2 Double bedrooms/was 3
- Ideal for countryside & motorway access
- uPVC D.G, Vaillant gas combi C.H
- No upward chain delay



£184,995

BOLTON

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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. C W Pearson.

A beautiful stone cottage set on the cusp of open countryside to the rear and as such enjoying far reaching views, whilst only being within a short drive of the motorway network (M65), Chorley, Bolton and Blackburn. Abbey Village Primary School, and popular restaurants are just a short walk away. This is a wonderful position to explore the countryside from with Rake Brook Reservoir and Withnell Local Nature Reserve near by, while a little further afield Darwen Tower is within easy reach as is the countryside of Belmont and beyond. The property is tastefully presented throughout with neutral decorations and quality carpets. We understand that there was once a three bedroom layout, and this could easily be recreated, while at present the master bedroom is a superb size. The accommodation on offer briefly comprises; entrance vestibule, lounge with beautiful fireplace and open fire, dining room, professionally fitted kitchen, study landing, large master bedroom, double second bedroom and a stunning four piece bathroom suite, which exemplifies the juxtaposition of modern luxury in a beautiful period building. The garden is of a superb size and has been landscaped to give patio space, Astroturf lawn area, and decked terrace, there is dry stone walking to the periphery and an additional angular shaped section of grassed land beyond the stone boundary wall. There is uPVC double glazing, a Vaillant gas combination central heating boiler, neutral decorations and a feel of luxury and style that can only be fully appreciated via a viewing. In the first instance this is via the viewing video and then in person, which can be arranged via an advanced appointment with Cardwells Estate Agents on 01204 381281, mail@cardwells.co.uk or www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: 3' 6" x 3' 5" (1.066m x 1.038m)

Living room: 15' 4" x 14' 10" (4.680m x 4.517m) A beautiful open fire with tiled hearth and surround with detailed timber fireplace and mantel piece, two radiators, uPVC double glazed window to the front, quality carpet.

Dining room: 15' 4" x 13' 2" (4.680m x 4.004m) Quality carpet, built-in storage space, radiator, opens into the kitchen, stairs off to the first floor.

Kitchen: 11' 8" x 9' 0" (3.552m x 2.741m) Professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets quality wall and floor tiling, Wall mounted Vaillant gas combination central heating boiler, uPVC window overlooking the rear garden, radiator, spotlighting, uPVC door off to the rear garden, inset spotlighting, radiator.

Landing: 7' 5" x 6' 0" (2.253m x 1.839m) Stylish light fitting, loft access point.

Bedroom 1: 15' 4" x 15' 0" (4.674m x 4.566m) A large master bedroom with two tall uPVC windows, two radiators, fitted blinds, built-in wardrobes/storage space. We understand that this room may previously have been divided into two bedrooms, and there is certainly ample space to do so.

Bedroom 2: 12' 10" x 7' 8" (3.918m x 2.326m) Bedroom which enjoys the wonderful and far reaching views across the countryside to the rear, uPVC window,, built-in wardrobe/storage space.

Bathroom: 9' 10" x 7' 3" (3.000m x 2.209m) A beautiful modern and stylish four piece bathroom suite comprising, glazed shower enclosure with overhead shower facilities displayed niche, stylish wash and basin with tiled tap and illuminated mirror, dual flush WC, Beautiful wall and floor tiling, inset spotlights, stylish radiator, extractor, uPVC window.

Front garden: Designed for easy maintenance.

Rear garden: Rear garden is of a superb size and has been landscaped enjoying Astroturf land area, decked terraced area stone paving, dry stone walling, patio space etc. Beyond the pedestrian gate is an additional angular area of land which is also included with the property.

Parking: There is no private allocated parking, however there is lay-by parking to the front and our client advises us that for many years the area on the road side of the wide pavement has been used for parking too.

Chain: The property is sold with no further upward and early vacant possession as we understand that our client will move out to accommodate a purchaser. Therefore it is hoped that a prompt completion can be arranged, was a sale is arranged.

Price: £184,995

Viewings: All viewings are by advanced appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk 7 days a week.

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Please note: all viewings are by appointment only through our BOLTON Office

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).

