

58

BIRCHES  
ROAD



NEWTON & CO  
FOR SALE  
01204 888888



## PRESTIGIOUS SETTING

In the enchanting village of Edgworth, you will find your dream cottage at Number 58 Birches Road—a remarkable property that artfully combines historic charm with contemporary luxury.

As you stroll along the charming cobblestone path and cross the quaint bridge over Quarlton Brook, you'll arrive at this delightful mid-terraced home nestled just before the road's end. Conveniently park in the designated parking area directly opposite the property, then make your way to the inviting entrance.



## WELCOME HOME

Upon entering through the elegantly painted grey front door, you are welcomed into a light-filled lounge that radiates warmth and character. A window to the front frames the view of the surrounding woodland, while crisp white walls beautifully contrast with the rustic timber-beamed ceiling and a striking stone feature wall. The centrepiece of this inviting space is a gas stove, elegantly set within a spacious chimney alcove adorned with an original timber mantle. The entrance is tastefully tiled, leading to a cosy carpeted area, and the room is enhanced by recessed spotlights that illuminate the higher ceilings—creating a bright and airy atmosphere.



## KITCHEN SERENITY

Flowing seamlessly from the lounge is the exquisitely designed kitchen and dining area. Here, blue-grey shaker-style cabinetry encircles a central island featuring an oak worktop, providing seating for four—ideal for entertaining friends and family. The oak accents mirror the beams above and the window frames throughout the home, contributing to the cohesive design.

The kitchen is equipped with a freestanding range-style oven nestled within the chimney, complemented by a geometric tiled splashback. A Belfast sink is strategically positioned beneath a window that overlooks the tranquil patio garden, while white metro-style tiling adds a touch of elegance. Modern conveniences such as an integrated fridge, freezer, dishwasher, washing machine, and microwave are all included, and there's ample space for a dining table. A timber door opens to the rear garden, and a glazed balustrade leads you down to the snug basement sitting room.

This versatile basement level features neutral décor and timber flooring, providing a comfortable area for relaxation or study—a true multipurpose space.













## SOAK AND SLEEP

Ascend to the first floor, where you'll discover two generously sized double bedrooms. The front bedroom continues the theme of soft white walls and plush carpeting, providing ample room for a full suite of furniture alongside a double bed. Recessed spotlights and a storage cupboard add functionality to the space.





The rear bedroom mirrors the size of the front, featuring an original stone chimney that adds character and charm.







## RELAX AND UNWIND

Serving the bedrooms is a stunning modern four-piece bathroom that epitomizes both luxury and practicality. The freestanding bath takes centre stage, inviting you to unwind and relax after a long day. Stylish white tiling covers the walls to half height, creating a clean and contemporary look, while a vanity sink unit with sleek white cupboards offers ample storage space. The timber top and bowl sink add a natural touch, harmonising beautifully with the overall aesthetic.

Additionally, the bathroom features a modern WC and a spacious double shower enclosure, designed for comfort and convenience. The floor is adorned with striking Moroccan-style tiles that provide a unique and vibrant contrast to the soft blue paint above the white tiling, enhancing the room's charm.



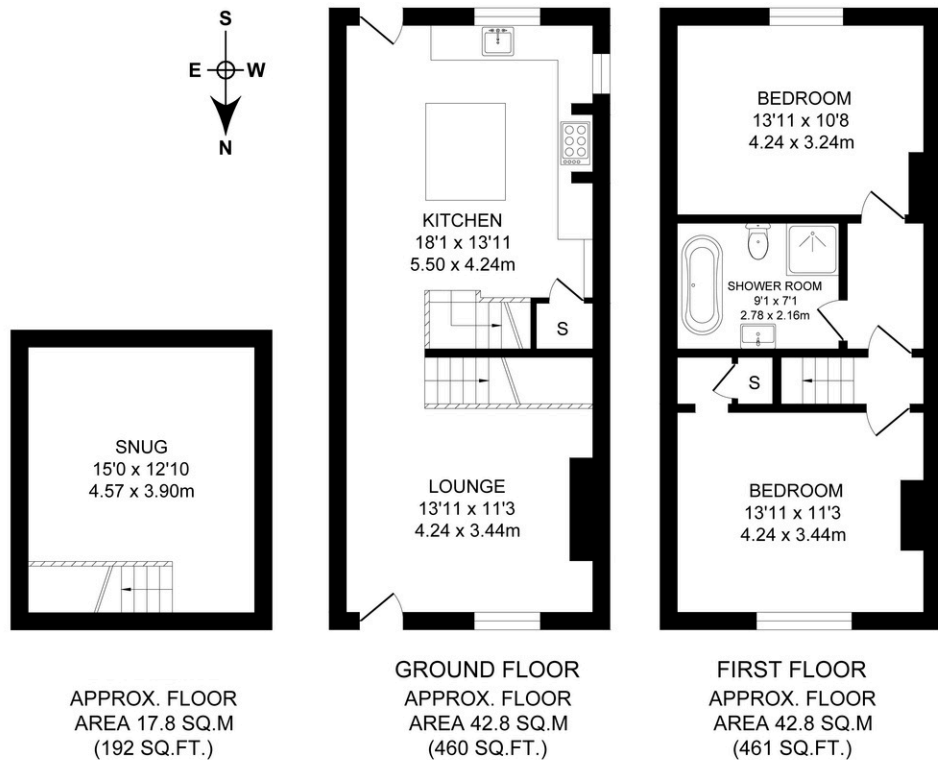




## GARDEN DELIGHTS

Step outside to a quaint south facing paved patio adorned with built-in raised timber plant beds, which back onto serene backdrop, offering a peaceful retreat.





**TOTAL APPROX. FLOOR AREA 103.5 SQ.M. (1114 SQ.FT.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

## NEAR AND FAR

Birches Road is a highly sought-after location, situated on the outskirts of Edgworth village and just a stone's throw from beautiful walking trails. Venture down the road to the Black Rock Community Orchard and Jumbles, or take a stroll past the Black Bull pub towards Wayoh and Entwistle reservoirs.

For dining, nearby Giuseppe's, a renowned Italian restaurant, awaits at the end of the street. The centre of Edgworth village is within walking distance and boasts two inviting pubs and popular walking routes leading to the Barlow Institute and cricket club.

Commute with ease from Bromley Cross Station, which is less than two miles away, or enjoy convenient access to the M65, a mere 15-minute drive, allowing easy travel to the neighboring towns of Bolton, Blackburn, and Bury.

Local schooling is exceptional, with a village primary school close by and Turton High School and Sixth Form located just a 10-minute drive away.

## FEATURES:

- BEAUTIFULLY PRESENTED MID STONE TERRACE
- SET OVER THREE FLOORS
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN & BATHROOM
- ON THE DOORSTEP OF THE JUMBLES
- **EPC RATED: TBC**
- COUNCIL TAX BAND: C
- TENURE: LEASEHOLD
- LENGTH LEFT ON LEASE: 850 YEARS FROM 25TH JULY 1949
- GROUND RENT: £1.50 PA

58

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ROAD

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