

**School Court**



Are you searching for a charming stone cottage in the heart of Egerton village?

Nestled just off Pinnacle Drive or Back Water Street, you'll find No. 6 School Court, a delightful 2-bedroom mid-stone cottage brimming with character. Lovingly decorated, this home offers a cosy and inviting atmosphere. Its prime location places you just a stone's throw from the picturesque Egerton Park, providing a serene and scenic backdrop for your everyday life.









Step into the inviting living room, where traditional-style windows, stone lintels, and overhead timber beams exude rustic charm. The neutral walls and carpeting create a warm and versatile backdrop for any décor. The focal point of the room is a beautiful stone fireplace with a multi-fuel stove, perfect for cosy evenings and an ideal centrepiece for arranging your furniture. A stable door provides a charming view of the front garden, enhancing the room's quaint and homely atmosphere.













A step up leads you to a charming country-style kitchen diner, where travertine floor tiles add elegance underfoot. The kitchen features a mix of oak and pale blue-painted cabinets, complemented by a solid beech worktop that also serves as a breakfast bar. This well-appointed space includes an electric oven and grill, a 4-ring gas hob with an extractor fan above, a dishwasher, fridge, freezer, a ceramic sink with a drainer and a washer/dryer. Ample space is available for dining. A window and door open out to the rear aspect from here. Additionally, a convenient under-stair storage cupboard offers extra space for keeping essentials neatly tucked away. The dresser in the kitchen is not included in the sale price; however, the vendor may be open to negotiating a separate sale price for it.



Ascend the staircase to the first floor, where two inviting bedrooms and a well-appointed bathroom await.

Located at the front of the home, the main bedroom is a bright and airy space with a vaulted ceiling that showcases its exposed beams. Illuminated by a pendant light fitting and a Velux window, the room offers a serene view of the front garden. Stained timber flooring enhances its charm, providing ample space for a king-sized bed and a full set of bedroom furniture.









Adjacent to the main bedroom is a second bedroom, also featuring a vaulted ceiling and a Velux window. Neutrally decorated and move-in ready, this room is ideal as a single bedroom, nursery, or home office, offering flexibility for various needs. It includes a built-in cupboard with access by a fitted ladder to the loft space where the Vaillant gas boiler is installed.





## FEATURES:

- Mid-Terrace Stone Cottage
- Well Presented Throughout
- Two Bedrooms Both With High Vaulted Ceilings
- Country-Style Kitchen/ Diner
- Lounge With Multi-Fuel Stove
- Garden
- Sought After Village Location
- Quiet Location Away From Busy Roads
- Tenure: Freehold
- EPC Rated: D
- Council Tax Band: C

Serving these bedrooms is a three-piece bathroom, complete with a WC, sink built into a timber vanity unit, and a bath with a shower above. The bathroom exudes traditional charm with its stylish radiator and additional Velux window, ensuring ample natural light. A window overlooks the rear garden, while timber flooring and neutral travertine tiled walls add a touch of elegance to the space.

This house offers good access to broadband internet and a good mobile signal at the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



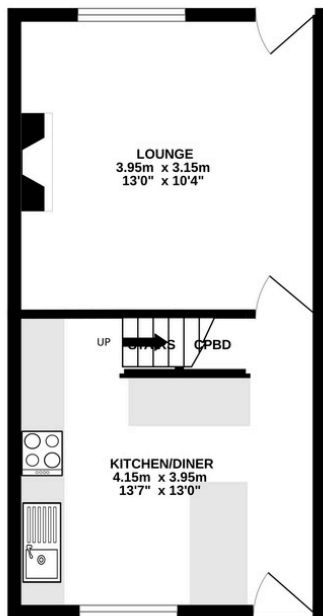
## Step Outside

After descending the stairs, venture out of the lounge onto the charming patio. A pathway stretches from the side to the front garden. While it's not enclosed, the area feels snug and secluded from casual view.

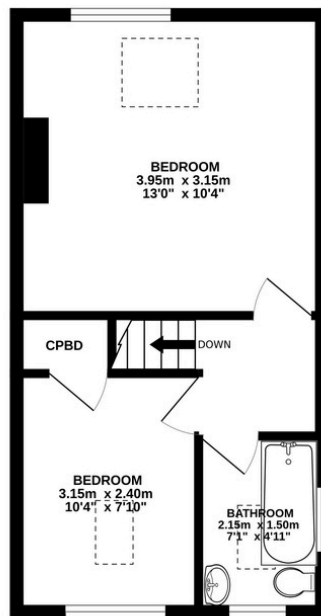
At the rear, another pathway leads to Egerton Park. This public route serves as a picturesque corridor, ideal for placing plant pots and accessing bins conveniently.



**GROUND FLOOR**  
36.0 sq.m. (388 sq.ft.) approx.



**1ST FLOOR**  
36.0 sq.m. (388 sq.ft.) approx.



**TOTAL FLOOR AREA: 72.0 sq.m. (775 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Out and about

Explore the local surroundings in and around Egerton, where scenic walks and abundant countryside await discovery. Take a stroll down Longworth Road to visit Belmont Reservoir and Delph Sailing Club.

During the delightful British summer, immerse yourself in traditional village activities such as watching a cricket match nearby or playing golf at Turton or Dunscur Golf Clubs.

Indulge in dining experiences at various nearby eateries, including Bakers just across the road or the casual dining option at The Thomas Egerton. For Italian cuisine, Ciao Baby is a mere five-minute walk from your doorstep, while The Globe at Egerton Coffee Shop beckons for a relaxing coffee break.

Convenience is at your fingertips with local amenities such as newsagents, off-licenses, and a Co-op in Bromley Cross, complemented by a nearby post office and Sainsbury's, all just a quick five-minute drive away. For larger grocery needs, Morrisons in Harwood is easily accessible within a ten-minute drive.

Families with school-aged children will find themselves ideally situated, with Walmsley and Egerton primary schools nearby, and for older children, Turton High School and Canon Slade School are within close proximity.



EGERTON  
BOLTON, BL7 9ST

T: 01204 329975  
E: [INFO@NEWTONCO.CO.UK](mailto:info@newtonco.co.uk)  
[WWW.NEWTONCO.CO.UK](http://www.newtonco.co.uk)

NEWTON & CO

