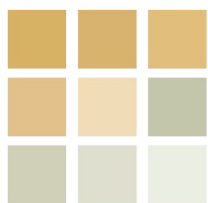




pearson
ferrier®



15 FIRWOOD FOLD
Bolton, BL2 3AG
£335,000

15 FIRWOOD FOLD

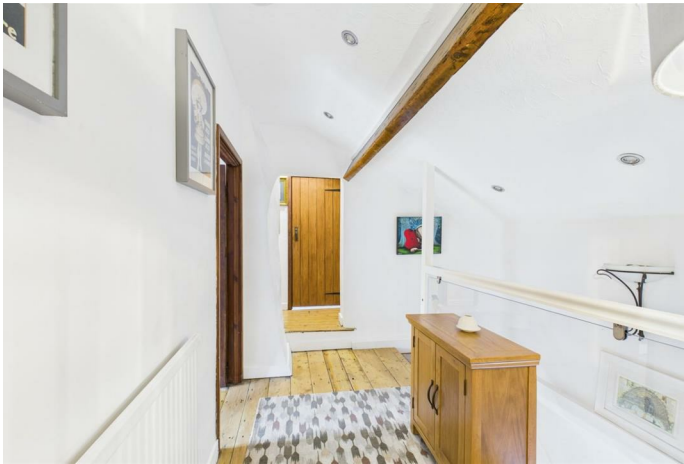
Property at a glance

- detached period cottage
- three bedrooms
- large gardens
- historic listed property
- secluded setting
- no onward chain

Firwood Fold, Bolton is thought to host some of Bolton's oldest properties, with this hamlet having history dating back over 500 years, Fold meaning large farmstead and Firwood coming from the word "fieral" meaning covered in tree's, number 15 is thought to be the oldest inhabited property in Bolton. Built in the mediaeval cruck style using 'A' shaped oak trusses with the original roof coverings being thatched. More associated history begins on the 3rd December 1753 when Samuel Crompton was born at no. 10, living in the area for 5 years until he moved to nearby Hall i'th Wood. Some years later Samuel was the inventor of the Spinning Mule which revolutionised spinning in the cotton industry. The property has been modernised over time and has a well presented and stylish interior, whilst still retaining much of the original character, the house is within walking distance of delightful local countryside and a short drive into the town centre and easy access to the motorway network. The house is set in enclosed gardens and the interior briefly comprises; vestibule entrance, living room, dining room, kitchen, first floor three bedrooms and a shower room. Outside there are raised patio gardens with stone flagged patio area, flower beds and further side gardens with stone outhouse.

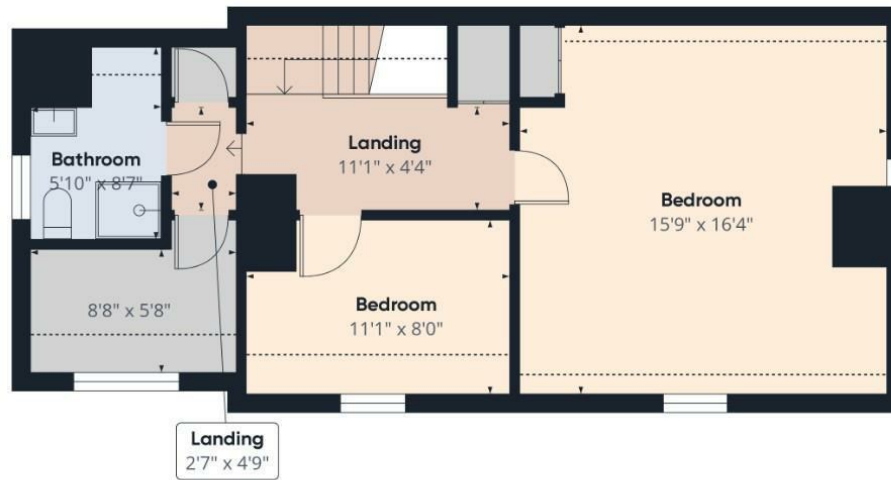
Freehold Property/Council Tax Band E/The property has a Grade II* star listing and is set within a conservation area.







Floor 0



Floor 1

Approximate total area[®]

1022.68 ft²

Reduced headroom

72.19 ft²

(1) Excluding balconies and terraces

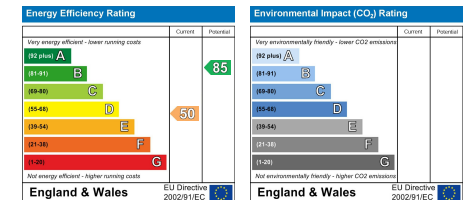
Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.