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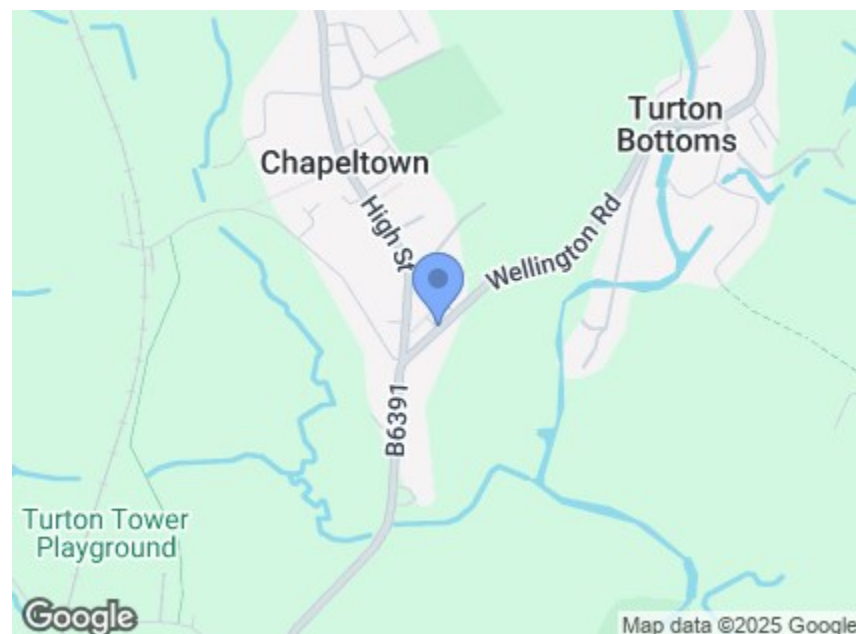
17 Wellington Road

Turton, Bolton, BL7 0EG

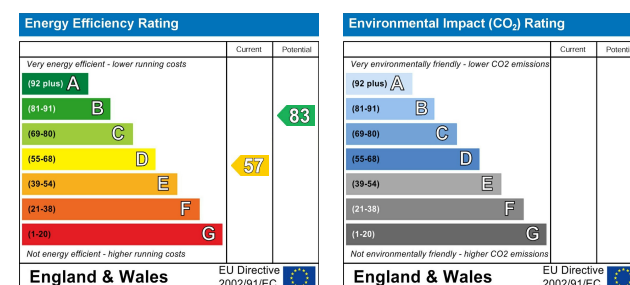
£1,200 Per month



- Immaculately Presented Stone Cottage
- Property Set Over Three Levels
- Kitchen Fitted with Integrated Appliances
- Viewing Essential To Appreciate Size & Location
- Two Double Bedrooms Plus Loft Room
- Substantial Open Plan Living Space
- Two Bathrooms, Yard To Rear



Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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SHORT TERM LET - 3 MONTH

Short-Term Let – 3 Month Rental Available
Charles Louis Homes are pleased to present this beautifully maintained end terrace stone cottage, available for a short-term let of 3 months. This charming property offers a comfortable and stylish living space in the heart of the highly sought-after village of Edgworth.

Key Features:
Approx. 1,212 sq.ft of living space
Two double bedrooms plus a loft room with en-suite
Open plan living/dining/kitchen area with log burner
Modern bathroom and en-suite facilities
Enclosed rear courtyard
EPC – Expected D

Accommodation:
The property comprises an entrance vestibule leading into a spacious open-plan living, dining, and kitchen area, featuring a log burner for added warmth and character. The first floor offers two double bedrooms and a fully fitted modern bathroom. The second floor includes a loft room currently used as an additional bedroom with its own en-suite, providing flexible accommodation.

Location:
Located within walking distance of Edgworth village amenities and Bromley Cross train station, this property is ideal for commuters and those seeking a peaceful countryside setting. The surrounding area is designated as an Area of Outstanding Natural Beauty, offering scenic walks and outdoor activities including the Entwistle and Wayoh Reservoir circular and the Rivington Chain.

Additional Notes:
The landlord uses the side of the property for parking; however, this area is owned by the freeholder and exclusive use by tenants cannot be guaranteed.
This short-term let is ideal for professionals or small families seeking a temporary residence in a picturesque and well-connected location.

Viewing is highly recommended.

Entrance Vestibule

4'2 x 4'1 (1.27m x 1.24m)
With a front facing UPVC entrance door opens into the vestibule with tiled flooring.

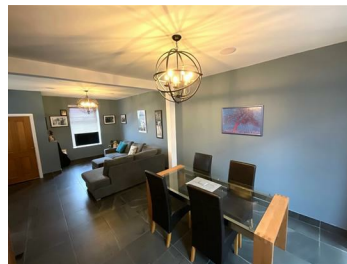
Lounge

14'3 x 13'7 (4.34m x 4.14m)
With front and side facing UPVC windows, tiled flooring, feature fireplace with with gas fire, two centre ceiling lights, under stairs storage and stairs ascending to the first floor landing.



Dining Room

13'10 x 13'7 (4.22m x 4.14m)



Kitchen

14'3 x 10'7 (4.34m x 3.23m)
With two velux windows, tiled flooring, power points, a range of wall and base units with solid wood work surfaces, inset sink and drainer unit, built in electric oven, gas hob with extractor hood, integrated dishwasher, inset spotlights and French doors to the rear.



Alternative View

First Floor Landing

With a side facing window, radiator and stairs ascending to the second floor landing.

Alternative View

Bedroom One

12'6 x 10'8 (3.81m x 3.25m)
With a rear facing UPVC window, radiator, TV point, power points and inset spotlights.



Bedroom Two

11'2 x 8'3 (3.40m x 2.51m)
With a front facing UPVC window, fitted wardrobes, radiator, inset spotlights and power points.



Bathroom

7'11 x 4'8 (2.41m x 1.42m)
Fully tiled with a side facing UPVC window, tiled flooring, heated towel rail, extractor fan, three piece suite comprising; panel enclosed bath with power shower over and screen, low flush WC and hand wash basin with vanity unit.



Loft Room

13'4 x 10'11 (4.06m x 3.33m)
With a velux window and a rear facing UPVC window, radiator, power points and inset spotlights.



Bathroom Two

7'8 x 4'9 (2.34m x 1.45m)
Fully tiled with a velux window, tiled flooring, heated towel rail, extractor fan, walk in shower cubicle with mains fed shower, low flush WC and hand wash basin with vanity unit.

Rear Courtyard

An enclosed and low maintenance courtyard and patio area.

Council Tax Band C