



Blackburn Road

Bolton, BL7 9SJ

Offers over £260,000



This traditional, stone, mid terraced property located in the heart of Egerton is deceptively spacious and presented to attractive contemporary standards throughout. The accommodation is set across three floors with two bedrooms upstairs and an additional room currently used as a third bedroom on the lower ground floor. Despite its fresh, modern finish, the property retains plenty of character and is very practical too, with a large garage and a lovely outside space to the rear.



The Living Space

From the street you are welcomed into a cosy main lounge which has that lovely cottage feel. A feature fireplace with black tiled hearth and slate-effect surround sits on a trendy dark green chimney breast and holds the centre of the room in a traditional layout.

To the rear is the kitchen which again is contemporary and on trend with touches of country cottage style. An original exposed stone lintel sits above an opening for the electric oven, and the beige units complement the wood worktops, fittings, and floor, while the baby blue walls bring a touch of colour and modernism. Other integrated features include a gas hob with extractor, dishwasher, wine fridge, and plinth heater. There is plumbing and power in the garage for a washer/dryer, plus plenty of space for extra appliances if desired e.g. additional fridge, chest freezer etc.

From the kitchen a set of stairs lead down to the lower floor which is a fantastic addition for family life or those wanting to live in a cottage without sacrificing space! The first room on the lower ground floor could be used as a second lounge, media room, snug, or an office, and the current homeowners have it as a children's playroom.

Through this second reception room you will find a guest WC with wash basin, which is a very convenient addition not often found in properties of this nature. Also on this lower floor is another versatile room which the current homeowners use as a third bedroom, but as above could be suitable for other functions if you don't need a third bedroom.

From this lower floor is also access to the outside space, but before we have a look out there let's have a look upstairs...

Bedrooms & Bathrooms

On the first floor are two bedrooms and the main bathroom, where the master bedroom spans the full width of the house offering a great size and pleasant aspect overlooking the green space of Egerton Park at the front, and like all the living space downstairs the master is presented to contemporary standards, as is the second bedroom situated to the rear.

Cottage green metro tiles in the bathroom complement the fresh white walls and dark wood features on the bath siding and the vanity basin. The three-piece bathroom suite comprises bath with shower, vanity basin with integral storage and WC, and a chrome heated towel rail.

The Outside Space

Head down to the lower floor and through the back door where you're greeted by an elevated terrace which is grounded by an artificial lawn, providing a green space while remaining low maintenance – an ideal garden area if you want somewhere to enjoy sitting in the sun and having a BBQ without having the responsibility to maintain a garden.

The artificial lawned terrace sits atop the garage, which is a brilliant size providing lots of space for storage, while also offering an option for off road/private parking. At the back of the garage is an additional storage area where, as mentioned prior, there is plumbing and power for a washer/dryer and any other extra appliances you desire.

Egerton Village

Sat in the heart of Egerton Village, this homely abode is ideally suited to those looking for a village lifestyle with a community feel and a great selection of local amenities on your doorstep. Cafes, restaurants, and pubs are aplenty in Egerton and further afield in neighbouring Bromley Cross, as well as shops and transport links via rail and road leading to central Bolton, Manchester, and beyond.

It's an ideal location for those who prefer a quieter way of life without being too far removed from all the amenities you'd ever need. Plus, with the abundance of nearby countryside, scenic walks are aplenty too, in addition to a range of other outdoor activities including golf, cycling, running, sailing, and equestrian facilities.

Services & Specifics

The property is freehold.

The tax band is B.

There is gas central heating with a combi boiler located in the kitchen.

The property is alarmed.

The basement/lower ground floor has undergone a professional conversion and is fully tanked.

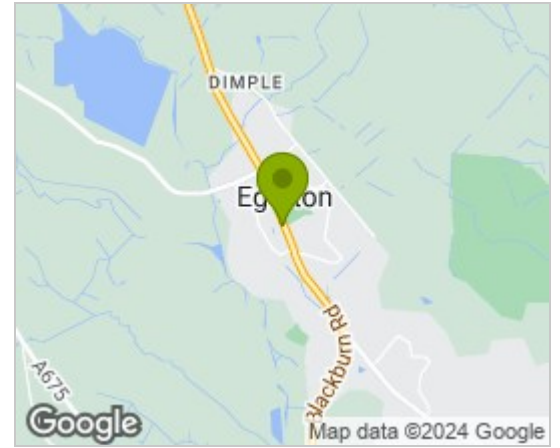
There is an air purification/filtration system throughout the house.

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.

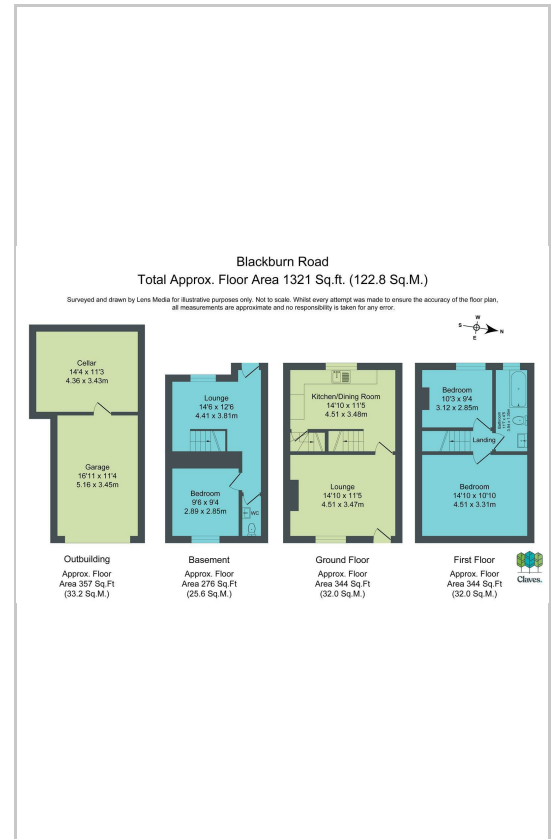
Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
 t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

