



## School View

Bolton, BL7 0PP

Offers around £295,000



Offered with no onward chain, this twice extended end-terraced property is tucked away in a quiet corner of Edgworth on the fringe of the countryside, and provides a surprising amount of living space, while also benefitting from a substantial plot with a private garden and driveway – quite rare for a property of this nature in Edgworth! The property boasts generous rooms, high ceilings and rural views, and the accommodation comprises a lounge, dining area, versatile reception room, kitchen, utility, downstairs WC, and upstairs are two double bedrooms and bathroom.



### The Living Space

The home welcomes you in through a front porch which leads straight into the kitchen, where a range of modern integrated appliances include a five-plate gas hob and extractor hood, dishwasher, oven and combination microwave, fridge, and freezer. The kitchen has a fresh feel due to the gloss white cupboards with stainless steel fittings and contemporary worktop. And a practical addition next to the kitchen is a handy downstairs WC.

Through from the kitchen and the property opens to a large open aspect dining area and lounge where the high ceilings and traditional features can be appreciated. This room is a fantastic size and the open aspect nature of it makes it both practical and attractive for both everyday life and when entertaining family and friends. Period features include coving and cornicing, stained glass window elements as well as picture and dado rails, and in the lounge area a contemporary gas fire creates a traditional layout.

From the open aspect lounge and dining area, another large reception room provides plenty of space for family life and is versatile in function. The current use is as a large home office and study, but could easily be used as a second lounge/TV room, or playroom for the kids.

Another practical addition to this home is the utility which is accessed via the second reception room, providing further storage space, another sink with drainer and mixer tap, and plumbing for the washer/dryer.

### Bedrooms & Bathrooms

The family bathroom is presented in excellent condition to modern standards, featuring a three-piece suite including a spacious walk-in shower with tiled surrounds, fitted storage cupboard with a contemporary wash basin and WC, and a feature radiator with heated towel rail that gives a nod to the property's heritage.

The two bedrooms are good sized doubles, the master evidently the largest, with both having lovely views of the surrounding countryside. Both bedrooms are presented in excellent condition and have evidently been looked after, but also provide opportunity for modernisation. The master bedroom also has a shower in the bedroom, so if you wanted installing en-suite, some plumbing is already there!

### Extension Potential

This property has further extension potential (subject to regulations/permission) to add more floorspace and bedrooms, by building into the loft as a few other properties on the row have done, and possibly over the single storey extension on the side of the home.

### The Outside Space

It's rare that a property like this in Edgworth comes with such a substantial garden and private parking! The garden gets plenty of sun too, and features a good sized lawn that's a safe place for the little ones to play, and a patio to enjoy food and drinks on warm summer days.

### A Sought-After Village

Edgworth is a sought-after village with its own local shops and daily amenities all surrounded by exceptional countryside, making it a perfect choice for those wanting to get away from the hustle and bustle of the more built-up world, while being within a short drive, bus or train journey to neighbouring towns and cities.

Just a hop skip and jump from this property are the scenic Wayoh and Entwistle reservoirs, offering the perfect setting for countryside strolls and walking your four-legged friends. Edgworth is also home to country pubs and independent shops, as well as a post office, chemist, village centre, and the reputable Holdens & Co.

A wider variety of amenities lies further south in Bromley Cross and further into Bolton, which is only a short drive away. And for the commuters out there, Entwistle and Bromley Cross Train Station provides access to Manchester and beyond, while the A666 providing motorway access is nearby too.

### Specifics

The tax band is B.

The tenure is freehold.

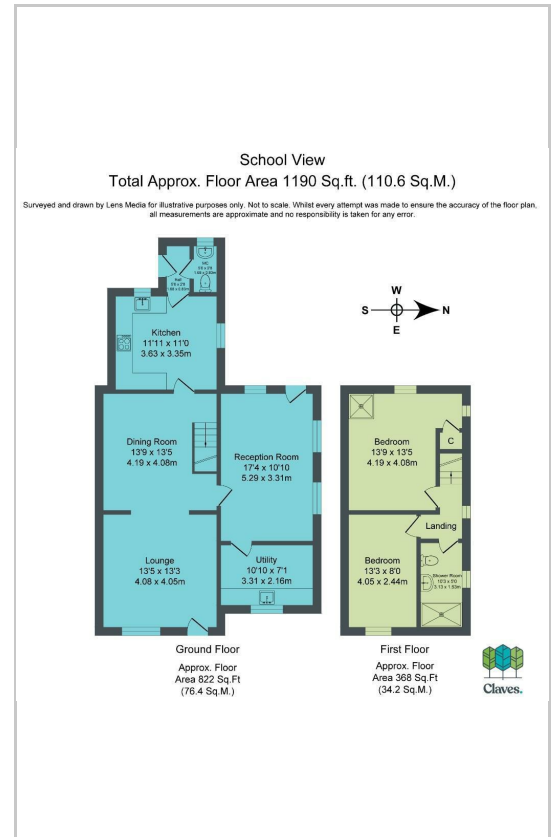
The boiler is a Baxi combi located in the utility.

The loft is boarded and the property is alarmed.

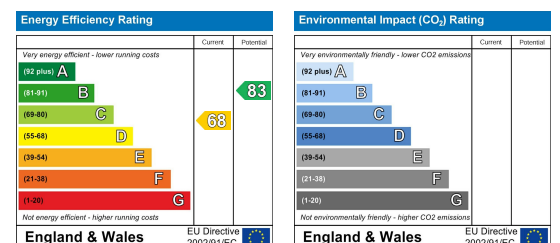
## Area Map



## Floor Plans



## Energy Efficiency Graph



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## Claves.

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