



Barn Meadow

Bolton, BL7 0DW

Offers around £400,000



Situated at the end of a quiet cul-de-sac in an established and highly sought after part of Edgworth, this three bedroom true bungalow boasts a generous plot with countryside views, a large detached garage, private drive and garden, plus spacious, bright and airy interiors which offer potential for light modernisation if desired. The size and location of this bungalow is a fantastic option for those looking to downsize while enjoying a desirable village lifestyle. A summary of the internal accommodation comprises a central hallway, lounge-diner, kitchen-diner, versatile reception room, conservatory, shower room, and three good sized bedrooms.



The Living Space

The home is well presented and welcomes you inside via the central hallway, with the lounge-diner situated at the front, spanning the full width of the property with a generous footprint. In addition to the lounge-diner, there is an additional reception room in the centre of the home which leads through to the conservatory and provides choice and versatility in function – perhaps you would use this as a dining room, playroom, or a home office as the current owners have it? Alternatively, this room is ideally positioned to knock through into the conservatory for those with the appetite to undertake works and create a larger room altogether.

Back into the central hallway and the kitchen-diner is a generous size too, with ample space for a breakfast table, plenty of storage and a range of appliances. Current integrated appliances include a fridge-freezer, Neff oven and grill, Neff five plate gas hob with extractor hood, dishwasher, and a brushed chrome swan neck mixer tap with sink and drainer that overlooks the back garden with moorland views. The kitchen is finished to a contemporary standard where beige tiling to the floor matches the gloss beige units with inset kickboard lighting, stainless steel fittings and a contrasting wood-effect worktop.

Bedrooms & Bathrooms

The three bedrooms within this bright and airy bungalow are positioned to the rear, with the master bedroom benefitting from a large double size with a dressing area and comprehensive range of fitted wardrobes. The two other bedrooms are well proportioned for family life, or alternatively provide handy guest bedrooms or further potential for uses such as office space or a hobby room.

Sitting in the middle of the hallway is the shower room which is presented in good condition with white tiling to the walls and a three piece suite including walk in corner shower with fitted mobility seat, vanity basin with integral storage and a WC.

The Outside Space

While being tucked away at the end of the quiet cul-de-sac, the size of this plot is relatively deceptive! The private drive is large enough to accommodate several cars, and the tandem garage is also much larger than first meets the eye, extending far back and allowing a great amount of storage space.

On the other side of the property is the garden which benefits from scenic moorland views and comprises a private patio area, a decked area adjacent to the conservatory, and a lawn with shrub borders.

The Location

Situated in an established and highly sought after position, just a hop skip and a jump from the lovely village centre of Edgworth, Barn Meadow offers the best of both worlds – being on the doorstep of tranquil countryside, while having access to quaint village amenities in walking distance, in addition to the wider variety of amenities in the neighbouring Bolton, Bury, and Darwen.

Take a Sunday stroll around the Wayoh reservoir and moorland trails, then pop into the Strawberry Duck or the famous Holden's & Co village shop to refuel! More outdoor pursuits, including a selection of golfing and equestrian facilities are near Edgworth, as well as an array of cafes, restaurants, country pubs and independent shops.

A wider variety of amenities lies further afield in the neighbouring villages of Bromley Cross and Egerton in Bolton, Greenmount, Holcombe, and Ramsbottom in the Bury direction, and Hoddlesden heading towards Darwen.

Despite Edgworth's semi-rural setting it is a relatively well-connected village, with easy access to Bolton, Bury, and Darwen as mentioned above. The M61 and M66 provide easy motorway access across the country and into Manchester, and several nearby train stations, including Entwistle and Bromley Cross offer commute by rail.

The Specifics

The tax band is E.

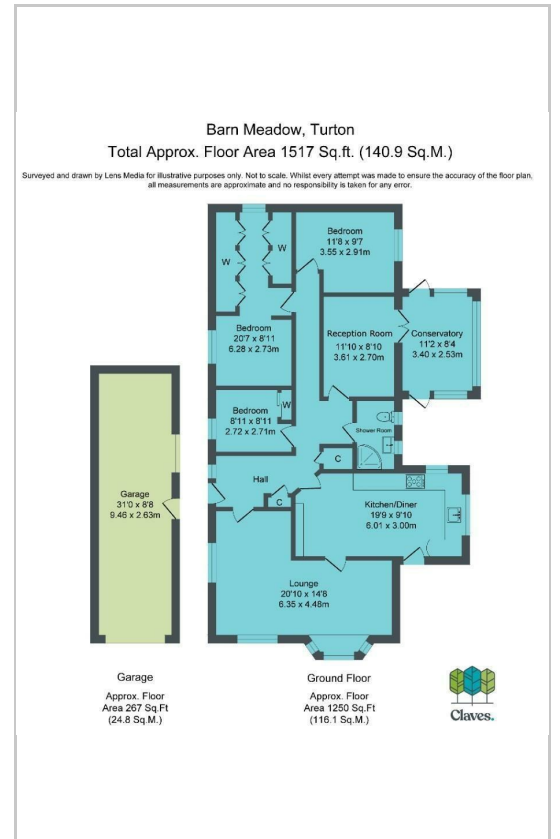
The tenure is freehold.

There is gas central heating with a Vaillant combi boiler located off the hallway.

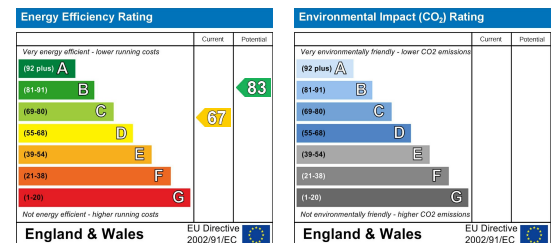
Area Map



Floor Plans



Energy Efficiency Graph



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