



Cottonfields

Bolton, BL7 9DQ

£439,950



Occupying an end plot in a quiet and leafy green corner of Eagley, this contemporary and extended four-bedroom semi-detached property provides a substantial amount of space inside and out, and benefits from a private and peaceful lifestyle while having plentiful amenities on your doorstep.

A brief summary of the internal accommodation includes an entrance hallway, kitchen-diner, lounge, snug, conservatory, store room, downstairs WC, four bedrooms with an en-suite to the master, plus a family bathroom. Externally the property benefits from an integral garage and private double drive with EV charger, front lawn, plus a low maintenance landscaped rear garden that's perfect for entertaining.



The Living Space

The home welcomes you inside through the central hallway connecting the living space downstairs, giving the first glimpse of the contemporary finish throughout. Straight ahead is the spacious kitchen-diner, with a modern dining area comprising banquette seating, and a matching modern kitchen with beige gloss cabinetry and black worktop and splashback, with inset floor lighting and a range of integrated appliances including fridge, freezer, dishwasher, Bosch oven, four-plate hob, CDA extractor, and washer/dryer, plus a contemporary sink with drainer and matt black tap.

From the kitchen-diner is an open aspect reception room, ideal as a snug or TV room, which is an extension to the original property and benefits from a vaulted ceiling with Velux window, modern electric fireplace, and bifold doors onto the back garden – a perfect setup on hot summer days, especially when entertaining family and friends! From the snug is also access to a substantial store room.

Back into the hallway and on the other side of the home is a cosy yet spacious lounge, with another modern electric fireplace creating a traditional layout, and the room leads onto another reception room, the conservatory, which the current owners use as a bar, with French doors opening onto the decking area.

Before we head upstairs, a practical feature in the hallway is the downstairs WC which is also finished to modern standards, and matches the décor of the hallway and the contemporary staircase with a white finish, featuring stainless steel and glass panels.

Bedrooms & Bathrooms

Upstairs there's a great amount of space for family life, connected by a bright and airy landing with feature circle window. The master bedroom is generous in size and comes complete with stylish wall panelling, fitted wardrobes and a three-piece en-suite with shower, wash basin and WC. The second bedroom is a good sized double too, also benefitting from a range of fitted furniture, with enough space to install an en-suite if desired. The third and fourth bedrooms are also well proportioned for family life, ensuring everyone has ample space. The family bathroom is situated in the middle of the landing and comprises a three piece suite including a tiled in bath, WC, and wash basin with complementary tiled surrounds.

The Outside Space

In addition to the integral garage, lawn, and double drive at the front, the property has plenty of space to the rear too. The rear garden is a suntrap and perfect for entertaining, comprising an artificial lawn and substantial decking area, ideal for summer BBQs with family and friends. And behind the extension is a play area for the kids – this house has something for all the family!

Eagley Brook & Beyond

Cottonfields is a quiet cul-de-sac situated next to Eagley Brook in the lovely, leafy green Eagley valley. This property in particular benefits from an attractive position, directly looking onto the brook, with an end plot bordering greenery and woodland. There are scenic strolls literally on your doorstep... Following the brook, you can enjoy the peace of Eagley nature reserve within just a five-minute walk or stroll through Egerton and Bromley Cross up to the West Pennine Moors.

Astley Bridge retail area provides plenty of choice including large supermarkets and independent shops, as does Bromley Cross and Egerton with a more village-like feel, and a good range of schooling to choose from. Bromley Cross train station can be accessed in 10 minutes on foot, and the national motorway network is easily accessible via the A666.

Specifics

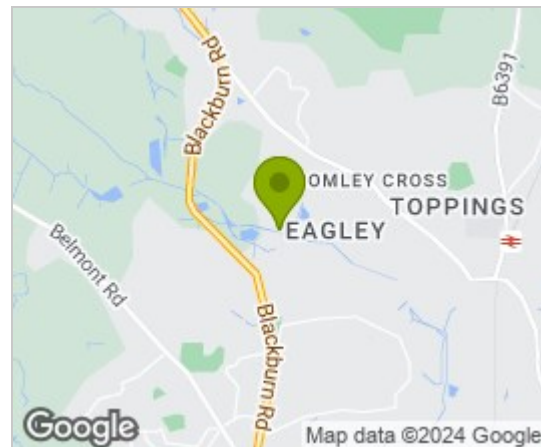
The tax band is D.

The tenure is freehold.

There is a combi boiler located in the airing cupboard which we are advised was new as of 2022.

There is an alarm and CCTV, plus an EV charging point.

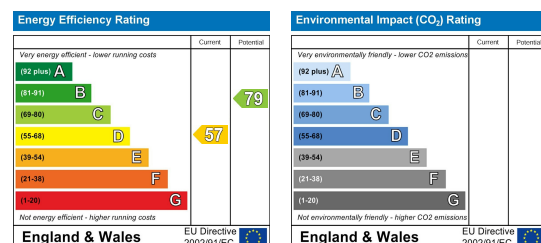
Area Map



Floor Plans



Energy Efficiency Graph



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