



Crown Point

Turton, BL7 0BD

Offers over £200,000



Offered with no chain, this garden-fronted, mid terraced two-bedroom cottage is an excellent choice for first time buyers, BTL investors, or perhaps those looking to downsize. You have the community and amenities of Edgworth on your doorstep while being tucked away in a quiet and peaceful location. An overview of the accommodation includes a lounge, kitchen, two bedrooms and a bathroom, while externally is the front garden, and external storage to the rear on the back lane.



Living Space

There's a real cosy feel with this traditional cottage, created by beams overhead in the lounge, an exposed stone fireplace which houses a log burner, and a rustic wooden sliding door. The cottage character is complemented by contemporary neutral décor including a wooden floor and fresh white walls with a dove grey feature wall.

The kitchen continues the traditional feel with cottage style cabinetry, a contrast worktop and complementary tiled splashbacks. It is situated to the rear of the property and features integrated cooking appliances, including a five-plate gas hob with extractor hood and a double oven, in addition to a stainless-steel sink with mixer tap and drainer.

Bedrooms & Bathrooms

Upstairs both of the bedrooms benefit from fitted furniture which is found in great condition while continuing the traditional style, with the master at the front and the second bedroom to the rear. The bathroom is located in the middle of the two bedrooms, with more of a contemporary finish featuring tiling to the walls, and a three piece suite including bath with shower, vanity basin and WC.

Outside Space & Edgworth Village

Sat behind a spacious front garden, this stone cottage within the quaint setting of Crown Point has a quintessential countryside village feel. In addition to the front garden, the cottage benefits from outside space to the rear in the form a traditional back lane with an outhouse/brick-built shed.

Benefitting from the community and amenities of Edgworth, close to the village centre while being tucked away in a quiet world of its own, this property benefits from the convenience of village living coupled with the peace and quietude of a secluded hamlet.

Take a Sunday stroll around the local 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 sailing, golf, and equestrian facilities are nearby, as well as an array of amenities, such as schools, restaurants, pubs and shops.

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

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

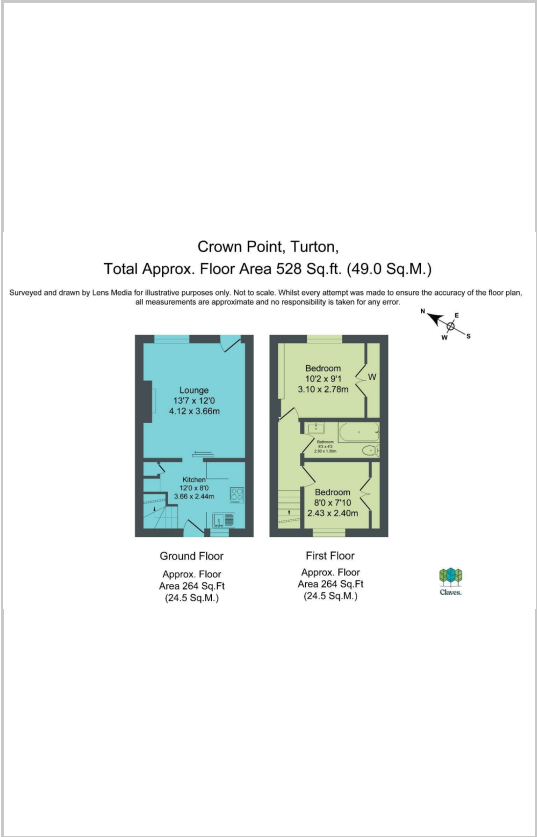
Specifics

The tax band is B.
The tenure is freehold.
There is gas central heating with an Ideal combi boiler located above the stairwell.

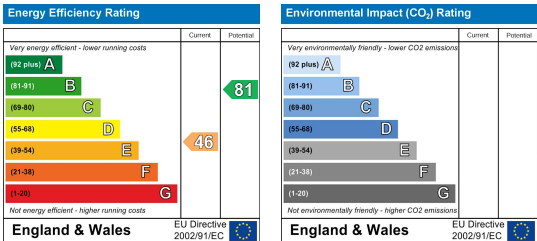
Area Map



Floor Plans



Energy Efficiency Graph



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 firms 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