



Sandybank Road

Bolton, BL7 0AA

Offers over £290,000



No chain! In walking distance to Edgworth's village amenities and beautiful countryside, this three-bedroom end-terraced cottage is presented in immaculate condition throughout. It has been extended on the ground floor and benefits from a substantial and easy maintenance suntrap garden.

A brief overview of the accommodation includes a modern fitted kitchen and dining area, lounge, downstairs WC and porch, three bedrooms (two of which are doubles), en-suite, and family bathroom. We are advised the property was fully refurbished in 2012, with new floor joists, new windows and doors, insulated walls and floor, a new boiler and central heating system, plus a full rewire.



Living Space

With over 1,000 sq ft of modern accommodation this property provides considerably more space than your average stone cottage. The extensions to the ground floor add more space while increasing the practicality and desirability for use as a well-proportioned family home.

The modern fitted kitchen is found in excellent condition with a granite worktop and stylish cabinetry, with integrated appliances including a Stoves range cooker, inset Franke sink and tap, plus a freestanding washing machine and large American style fridge-freezer which are included in the sale. The tiled floor here complements the worktop and adds to the premium feel. Its spacious size allows ample space for dining, and it is enhanced by a bright and airy feel with French doors onto the garden.

The house features plenty of character, with an exposed stone wall in the kitchen-diner and a similar exposed stone chimney breast in the lounge which houses a large log burner, adding to the cosy cottage appeal. The lounge features contemporary oak flooring, and is a good sized where the bright and airy feel is continued through a large window overlooking the back garden.

Off the lounge is a handy porch and access to the downstairs WC, plus a versatile room which is the third bedroom but gives scope for use as a dining room, second lounge or large home office if three bedrooms aren't required.

Bedrooms & Bathrooms

The master bedroom on the first floor boasts a large double size with fitted modern wardrobes and has plentiful natural light with two windows and views of nearby countryside. The second bedroom on the first floor is unique in its design with a vaulted ceiling and mezzanine level that features a Velux window. Like the master, the second bedroom is presented good condition and is ready to move into. On the first floor is also a fully family bathroom with a three-piece suite comprising walk-in shower, wash basin and WC.

The bedroom on the ground floor is also a good sized double with an en-suite that is also fully tiled in excellent condition, with a three-piece shower suite.

Outside Space

The garden area situated outside the French doors of the open plan kitchen-diner is a great size and provides significantly more outside space than your average cottage in Edgworth. It is low maintenance with a large patio that gets a great amount of sun, and due to its generous size there's lots of space for external storage. For those who enjoy a spot of gardening, there's also lots of scope for relandscaping and to perhaps introduce a lawn with borders.

Location

Sandybank Road is a fantastic choice if you're looking for semi-rural living with a great amount of countryside on your doorstep, while also having easy walking access to the lovely village amenities of Edgworth. You can pop into the Black Bull, Chetham Arms or Strawbury Duck to refuel after strolls around the local Wayoh and Entwistle reservoirs. The village also features independent shops, a local butcher and post office, Cricket Club and The Barlow, Edgworth's Community Hub, with a cafe and kids' playground.

Despite Edgworth's rural setting it is a well-connected village, with easy access to Bolton, Bury, and Darwen. 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 too.

Specifics

The tax band is B.
The tenure is freehold.

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.

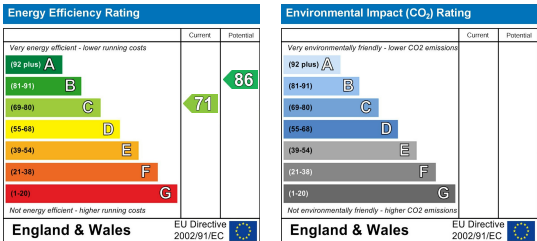
Area Map



Floor Plans



Energy Efficiency Graph



Claves.

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