



1 Breaktemper, Bolton, BL5 3TJ

Price £310,000

A rare opportunity to purchase this beautiful two bedroom cottage, brimming with charm and character, situated in an idyllic quiet location just off Church Street, located only minutes from the M62 motorway network with strong links to Manchester, Preston, Blackburn and beyond. Westhoughton Train Station and town centre is also within walking distance, which offers an abundance of amenities such as shops, bars, cafes, supermarkets and plenty of convenience stores. Briefly comprising:-

Entrance porch, spacious lounge and dining room, quality fitted kitchen, two bedrooms and a bathroom to the first floor.

Private aspect to the front with a 100ft drive to accommodate off road parking for several cars. South facing rear garden with beautiful open views. FREEHOLD TENURE.....OFFERED WITH VACANT POSSESSION Internal viewing is highly recommended to fully appreciate what this property has to offer.

ENTRANCE PORCH

Access is via a ROC stable style door. Tiled floor, part tiled walls. Stable style composite door to lounge. UPVC double glazed windows to front and side.

LOUNGE

UPVC double glazed window to front aspect with plantation shutters. Brick fire surround which has been fitted for a log burning fire. Laminate flooring. Radiator. Open to dining area.

DINING ROOM

UPVC arched window to side aspect. Radiator, stairs leading first floor, tiled floor, ROC stable style door to kitchen.

KITCHEN

Stunning Quality fitted kitchen with a wide range of wall and base units, two sinks, both with Intelligent Care Sensor taps, built in double oven and microwave. Induction hob with extractor fan above. Under cupboard lighting. UPVC double glazed windows to rear aspect, wood effect tiled floor, Anthracite vertical radiator, composite stable style door to rear aspect.

STAIRS LANDING

Doors to bedrooms and bathroom, loft access with pull down ladder and lighting.

BEDROOM ONE

UPVC double glazed window to front with Plantation Shutters, radiator.

BEDROOM TWO

UPVC double glazed window to rear aspect with beautiful open views, radiator.

BATHROOM

Panelled bath with power shower over, toilet and wash hand basin. UPVC double glazed window to side aspect, vertical chrome radiator.

EXTERIOR FRONT

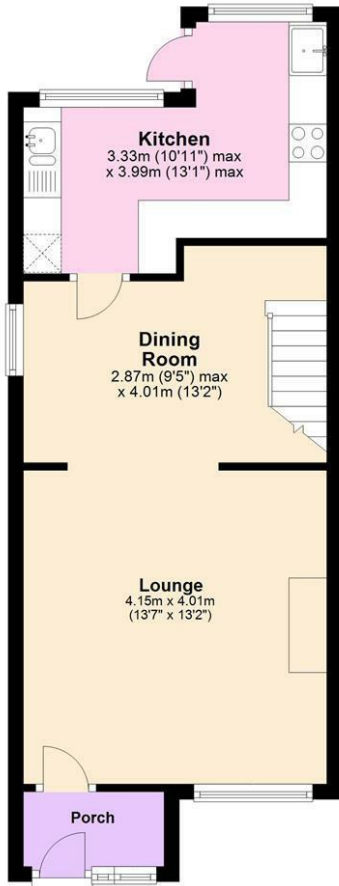
100ft drive for several cars or more. Well established shrubs and trees. Carport to side with a timber gate giving access to the rear garden.

EXTERIOR REAR

South facing with beautiful open views, large paved patio, established trees and shrubs. Down lighting to exterior of the property.

Floor Plan

Ground Floor



First Floor

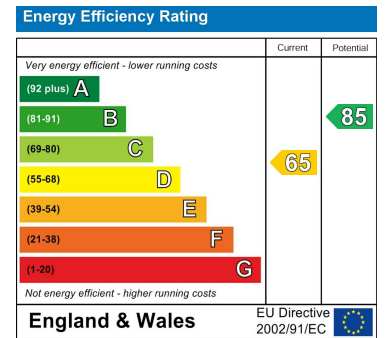


Total area: approx. 68.8 sq. metres (741.0 sq. feet)

Area Map



Energy Efficiency Graph



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