Claves.



Playfair Street

Bolton, BL1 7LB

Offers over £200,000

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A charming, 2 Bedroom, stone-built mid-terrace property, boasting attractive traditional stone elevations, feature stone window surrounds and a characterful frontage and set withing the extremely popular Eagley Bank Conservation Area. The property is complemented by traditional-style windows and an attractive entrance door, creating a lovely first impression.







Living Room
Head into the generously proportioned and welcoming lounge, beautifully presented with neutral décor and plush, new carpeting. The room retains plenty of character, with exposed timber ceiling beams adding warmth and charm, alongside a feature fireplace housing a wood-burning stove, set beneath a oak mantel. Contemporary wall and ceiling lights add to the natural light which enters through the double-glazed sash window, all adding to a feeling of coziness within the lounge space.

Kitchen
A well-appointed kitchen fitted with an attractive range of cream shaker-style wall and base units, complemented by wooden work surfaces and a tiled splashback. There is ample preparation space, with a breakfast bar providing additional seating, whilst integrated cooking facilities include a 4-ring gas hob and electric oven and additional fridge and freezer. Further features include tiled flooring, a stainless steel sink and drainer, and space for additional appliances. A window looking onto the rear, south-facing patio provides natural light, creating a bright and practical space for everyday living. Head back into the living room to climb the staircase to the first floor landing which features a storage cupboard and also, access to the loft space.

Sleeping Quarters
As you reach the landing and head left, you will discover the generously sized master bedroom, finished in neutral décor with attractive wood-effect flooring. The room benefits from an impressive feature panelled wall, adding character and a contemporary finish, alongside a feature fireplace with decorative surround. There is ample space for bedroom furniture, with a sash window allowing plenty of natural light to fill the room.

Head back across the landing to the rear of the property, you are presented with a good sized double bedroom, finished in neutral tones with grey carpeting. The room benefits from a charming feature fireplace with decorative surround and a large window with traditional-style shutters looking out onto the rear private patio, allowing for plenty of natural light. A versatile space, ideal as a second bedroom, guest room or home office.

Modern Bathroom
A modern and stylishly appointed bathroom, fitted with a contemporary white suite comprising a wall-mounted wash hand basin, low-level WC and a spacious walk-in shower enclosure with glass screening. The room is finished with attractive stone-effect tiling to the walls and floor, complemented by recessed ceiling spotlights and a heated towel rail, creating a sleek and practical space. Underfloor heating provides a great addition to the bathroom,

Outdoor Delight
Externally, the property enjoys a delightful enclosed courtyard garden, providing a private and low-maintenance outdoor space ideal for relaxing, entertaining and al fresco dining. Surrounded by attractive stone walls, the courtyard offers a charming setting that complements the character of the home whilst benefiting from a high degree of privacy.

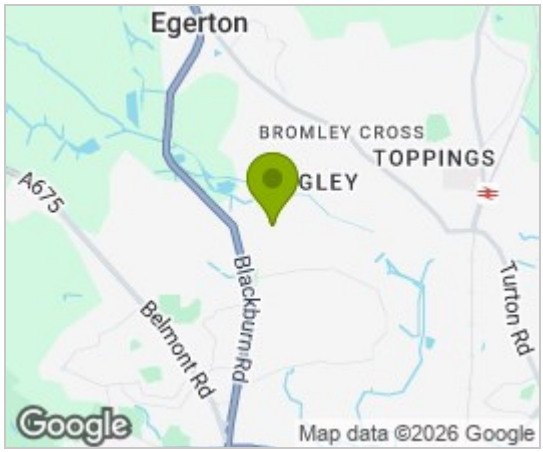
A particularly noteworthy feature is the rare communal parking to the rear of the property. Further unallocated parking can be sought to the front of the property and can offer a perfect solution to friends and family coming to visit!

Out & About
In a quaint yet well connected location in Eagley, this property is conveniently positioned with a variety of good schools and amenities practically on your doorstep. Starbucks is within a few minutes' walk, Lidl and Asda are just a few minutes' drive down Blackburn Road in Astley Bridge, and the neighbouring areas of Bromley Cross and Egerton provide a selection of mini supermarkets, independent shops, pubs cafes and restaurants. Eagley Brook & Nature Reserve is also just a hop skip and jump from this property, providing scenic green spaces ideal for dog walks.

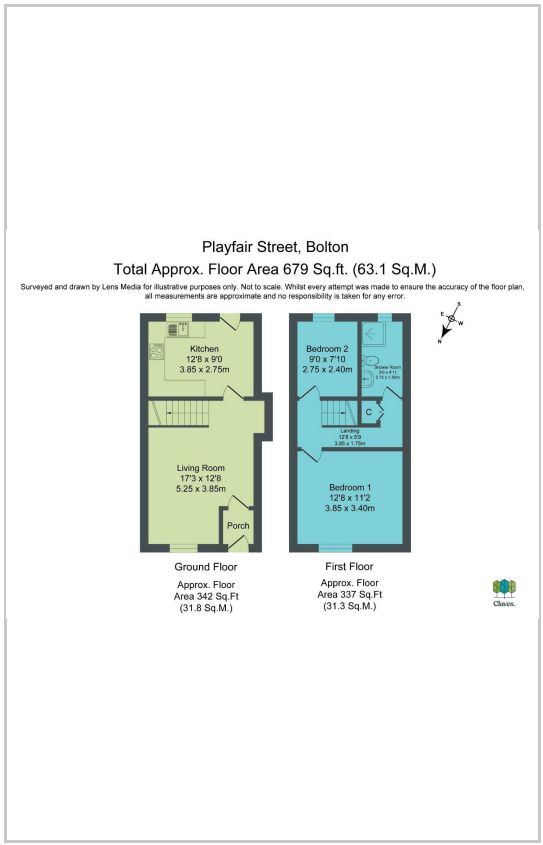
Specifics
We are advised;

Tenure - Freehold
Heating - Gas Boiler
Council Tax Band - B
No Onward Chain

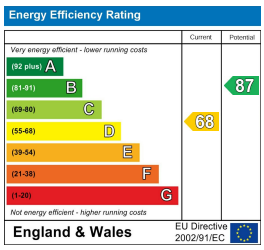
Area Map

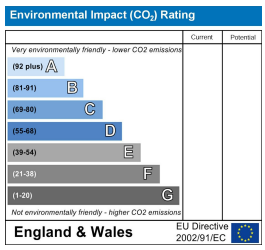


Floor Plans



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.

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