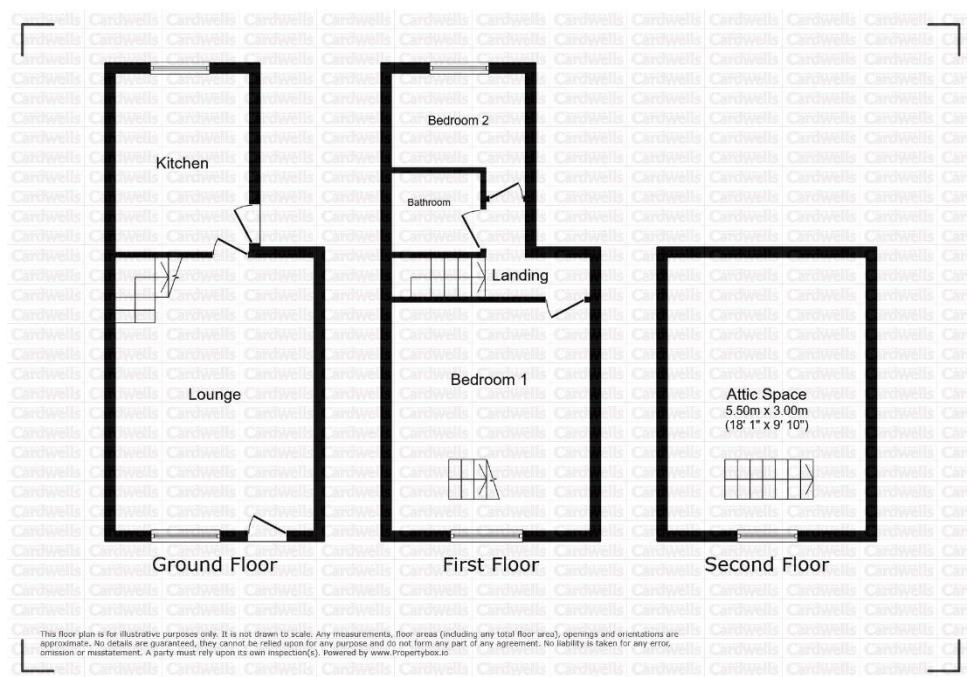
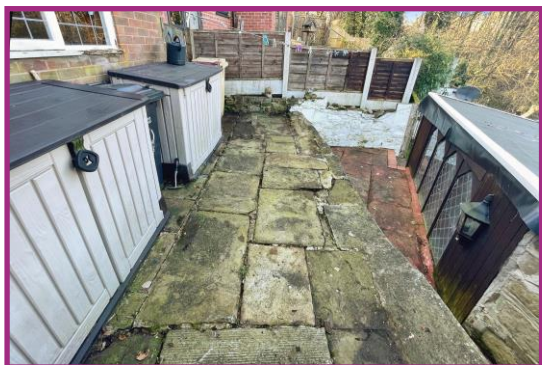




FIRWOOD FOLD, TONGE MOOR, BL2 3AG



- Quaint listed cottage
- Two bedrooms
- Useful attic area
- Lounge with wooden beams
- Fitted kitchen
- Modern bathroom
- Gardens and views to rear
- Own a piece of History



Auction Guide Price £195,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A Rare Opportunity to Own a Piece of Bolton's Heritage Nestled within the highly regarded conservation area of Firwood Fold, this charming Grade II listed stone cottage forms part of one of Bolton's most Historic hamlet, famously recognised as the birthplace of Samuel Crompton, inventor of the spinning mule. Brimming with character and heritage appeal, the property enjoys an enviable rear aspect overlooking The Bunk, a former reservoir dating back to the 19th and early 20th century Firwood bleachworks offering picturesque lake and woodland views rarely found in such a Historic setting. Adding to its unique credentials, the cottage was recently selected as a filming location for a new ITV drama series. The accommodation is thoughtfully arranged and currently comprises: a welcoming lounge, fitted kitchen, two bedrooms (the main bedroom benefitting from pull-down ladder access to a useful boarded loft space), and a modern three-piece bathroom suite. Externally, the home is approached via a charming cobbled street and enjoys a garden area to the rear with workshop, perfectly positioned to take advantage of the tranquil waterside and woodland views. Offered with vacant possession and no onward chain, this delightful cottage presents a unique blend of heritage, character and setting. Early viewing is highly recommended, which in the first instance can be via our virtual viewing video and then in person by calling out Cardwells Estate Agents Bolton office on 01204 381281, emailing bolton@cardwells.co.uk or online at cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 18' 1" x 12' 10" (5.5m x 3.9m) A welcoming reception room featuring a stone fireplace with log burner, exposed stone walls, and beams to walls and ceiling. A stone/wood-framed window to the front elevation floods the room with natural light. Stairs lead to the first-floor landing, and a wooden door provides access to the kitchen.

Kitchen: 12' 2" x 8' 2" (3.7m x 2.5m) Overlooking the rear garden and reservoir beyond, the fitted kitchen comprises a range of base units with contrasting work surfaces, matching wall cabinets, and an inset sink with drainer. Features include a four-burner gas hob, space for fridge/freezer, plumbing for a washing machine, central heating boiler, and tiled flooring. A rear door leads directly to the garden.

First floor landing: Stairs from the lounge open onto the landing, providing access to both bedrooms and the bathroom.

Bedroom One: 13' 9" x 12' 10" (4.2m x 3.9m) A generous principal bedroom with stone/wood-framed window to the front elevation, beams to walls and ceiling, and radiator. Pull-down ladder with hatch provides access to a boarded loft space.

Bedroom Two: 8' 6" x 6' 3" (2.6m x 1.9m) A cosy second bedroom overlooking the rear garden and reservoir, with wood-framed window and radiator.

Bathroom: 5' 11" x 5' 3" (1.8m x 1.6m) Modern three-piece suite with bath and shower over, vanity sink with storage, and dual-flush WC. Tiled walls and floor, wood-framed side window, and chrome heated towel rail complete the space.

Externally: The rear garden features a terraced stone-paved patio leading to a further balcony area with stunning lake and woodland views. A versatile store/workshop is included, and a shared ginnel provides side access from front to rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 3 January 1979

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is in a conservation area of Firwood Fold

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

