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**BLACKBURN ROAD, EGERTON, BL7 9TH**



- Beautiful two bedroom stone cottage
- Wonderful Egerton village location
- Opposite the church, cricket club to rear
- Two double bedrooms, UPVC DG, gas CH
- Woodburning stove, beam ceiling
- Kitchen with Rangemaster & central island
- Stylish white bathroom suite
- Wonderful home, viewing recommended



**£220,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A beautiful stone cottage enjoying a wonderful position in the gorgeous village of Egerton to the north of Bolton. Opposite the property is Egerton United Reform Church and grounds, whilst to the rear of the property is Egerton Cricket Club. Popular restaurants, shops, schools, excellent transport links and wonderful countryside to pursue on foot or bicycle are all nearby. The cottage wonderfully blends charm and period features with modern luxuries and conveniences for example there is an exposed stone fireplace with woodburning stove and exposed beams juxtaposed with a stylish professionally fitted kitchen, gas central heating and uPVC double glazing. The accommodation on offer briefly comprises: living room, plan kitchen/diner with central Island, first floor landing, two double bedrooms and a stylish three-piece bathroom suite. Externally there is an easy maintenance garden area to the rear offering excellent space to sit out. The wonderful property can only be fully appreciated via a view viewing, in the first instance there is a walk-through viewing video available to watch and then a personal inspection can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Lounge:** 14' 3" x 14' 2" (4.34m x 4.32m) Ceiling light point, double glazed window to the front, multi fuel wood burning stove, wood beams to the ceiling.

**Kitchen diner:** 14' 2" x 14' 0" (4.31m x 4.26m) Ceiling light point, wood beams to the ceiling, double glazed window and stable door to the rear, range of fitted wall and base units with complimentary worktops and centre island unit, space for a multi fuel range oven, washing machine, integrated appliances and one and a half bowl sink with mixer tap and drainer.

**Landing:** Ceiling light point, air purifying unit, loft access

**Bedroom 1:** 14' 5" x 14' 2" (4.39m x 4.31m) Ceiling light point, double glazed window to the front radiator.

**Bedroom 2:** 14' 1" x 7' 11" (4.30m x 2.42m) Ceiling light point, double glazed window to the rear, laminate effect flooring, radiator.

**Bathroom:** 8' 4" x 5' 11" (2.53m x 1.81m) Ceiling light point, double glazed window to the rear, three piece suite incorporating a wc, pedestal sink, bath with mixer tap, radiator, tiled splashback to walls.

**Outside:** The property is pavement fronted with an enclosed yard to the rear.

**Viewings:** Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 January 1840

**Council tax:** Cardwells estate agents Bolton research indicates the property is band C £2015

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is i Egerton conservation area.

**Thinking of selling or letting in Bolton:** 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

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