



Papermill Road

Bolton, BL7 9DF

£260,000



Tucked away on the ever-popular Paper Mill Road in Bromley Cross, this beautifully refurbished and extended two-bedroom cottage offers an ideal combination of peaceful village charm and everyday convenience. Perfect for professionals, downsizers or young families, it provides the opportunity to enjoy a relaxed countryside feel without sacrificing access to local amenities, schools and excellent commuter links. Immaculately presented throughout, the property has been thoughtfully modernised to today's standards while preserving its character, featuring a large open-plan living space, bright integrated kitchen-diner with fitted breakfast table, and an impressive master bedroom overlooking mature greenery to the rear. Outside, a private south-facing garden and parking for two vehicles complete the package, creating a home ready to move into and enjoy from day one.



Living Space

Designed with both practicality and lifestyle in mind, the spacious kitchen-diner makes everyday living and entertaining effortless. It features a 4-ring gas hob with extractor hood, electric oven, fridge-freezer, and a traditional white sink and tap that contrast beautifully against the solid oak worktops. The cream units, metro tiled splashbacks and wood flooring enhance the timeless cottage aesthetic, while the generous proportions offer significantly more worktop and storage space than typically found in cottages of this style – ideal for both home cooks and busy households. Practical understairs storage adds everyday convenience.

The expansive open-plan living room provides a warm, inviting space for relaxing with family or entertaining guests. Modern spotlights brighten the room, while a large exposed stone chimney breast with newly installed log burner serves as a character-rich focal point, perfect for cosy evenings in. New period-style feature radiators add further charm and comfort. French doors and generous windows flood the space with natural light, enhancing the fresh, airy atmosphere and creating a real sense of calm and comfort throughout.

Bedrooms & Bathroom

The unique 90-degree staircase adds further charm as it leads to the first-floor landing, where both bedrooms and the bathroom have been finished to an excellent standard. The master bedroom is exceptionally spacious, enjoying newly installed fitted wardrobes and peaceful green outlooks to the rear – a tranquil space to start and end each day. The second bedroom includes a cleverly integrated fitted bed and storage, offering very practical proportions for a guest room, child's room, or home office within this charming cottage layout.

The recently installed bathroom continues the modern feel, fitted with a three-piece suite including bath with shower over, tiled surrounds, character-style bath panelling, a large vanity unit with integrated storage and matching tiles, WC, and a tiled floor. It strikes the perfect balance between modern comfort and character design.

Outside Space

The south-facing rear garden offers a private and peaceful outdoor retreat, designed for low maintenance yet full enjoyment. The tiled patio is perfect for outdoor dining or entertaining during the warmer months, complemented by an artificial lawn, mature greenery and a lovely wisteria adding seasonal charm. Private off-road parking for two vehicles is available – one space at the front and one at the rear – making day-to-day life highly practical. Additionally, subject to the necessary permissions, there is potential to add a balcony from the master bedroom, taking advantage of the sunny south-facing position.

Location

Paper Mill Road offers the rare combination of tranquil, leafy surroundings with outstanding day-to-day convenience. Set moments from the picturesque Eagley Brook Nature Reserve, it's perfect for morning walks, dog owners or simply enjoying nature on your doorstep. Despite its peaceful setting, the home is within easy reach of the village amenities in Bromley Cross and Egerton, as well as nearby Harwood and the wider retail facilities at Astley Bridge. Commuters will appreciate excellent transport links into Bolton, Manchester and surrounding areas. Families are particularly well served, with highly regarded local schools, nurseries and childcare options close by. This is a location that offers both the feel of countryside living and the practicality of modern life.

Specific Details

- Tax band: B
- Heating: Gas boiler and radiators
- Boiler: Vaillant combi boiler
- Tenure: Leasehold
- Term: 999 years from 30th September 1848
- Please note we have been advised there is an absent freeholder, hence no ground rent is paid and there is an indemnity policy in place.

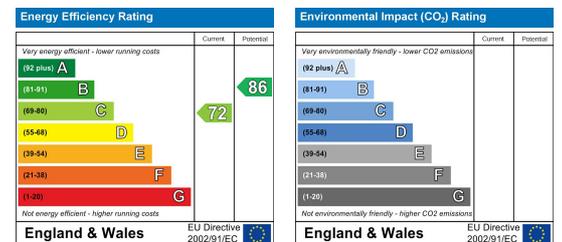
Area Map



Floor Plans



Energy Efficiency Graph



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