

Bottom O Th Moor, Bradshaw

£220,000

Miller Metcalfe

Every step of the way

Bottom O Th Moor

Bradshaw, Bolton

This charming two bedroom terraced cottage presents a rare opportunity to acquire a delightful period home brimming with original character, nestled in a beautiful setting. The property is offered as a freehold with no onward chain, making it ideal for buyers seeking a smooth and uncomplicated purchase. Upon entering, you are greeted by a welcoming atmosphere that showcases a host of original features, including exposed beams, wood burner, and thoughtfully preserved woodwork, all contributing to the cottage's unique appeal. The ground floor comprises a spacious living room that is perfect for relaxing or entertaining, with ample natural light enhancing the characterful interiors. The adjoining kitchen is well-appointed, offering plenty of storage and workspace, as well as space for dining. Upstairs, there are two generously sized bedrooms, both enjoying pleasant views and retaining the cottage's sense of warmth and history. The bathroom is tastefully fitted, combining modern convenience with period charm (including a classic suite and quality fixtures). Throughout the home, careful attention has been paid to maintaining the integrity of the original design, while ensuring comfortable modern living. Additional benefits include efficient heating and double glazing, providing year-round comfort and energy efficiency. The property also features a driveway, offering convenient off-road parking, which is a valuable asset in this sought-after location. To the rear is a private rear garden which is decked and is perfect for enjoying in the summer months this leads to a mud garden great for relaxing. Ideally situated for access to local amenities, reputable schools, and transport links, this lovely cottage is perfectly suited to a range of buyers, from first-time purchasers and downsizers, to those seeking a characterful retreat. The picturesque surroundings further enhance the appeal, offering a tranquil lifestyle without compromising on accessibility. This is a wonderful opportunity to own a beautifully presented cottage that combines period features with practical living spaces, all set within a highly desirable area. With its unique blend of charm, comfort, and convenience, as well as the added benefit of a freehold tenure and no onward chain, early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



















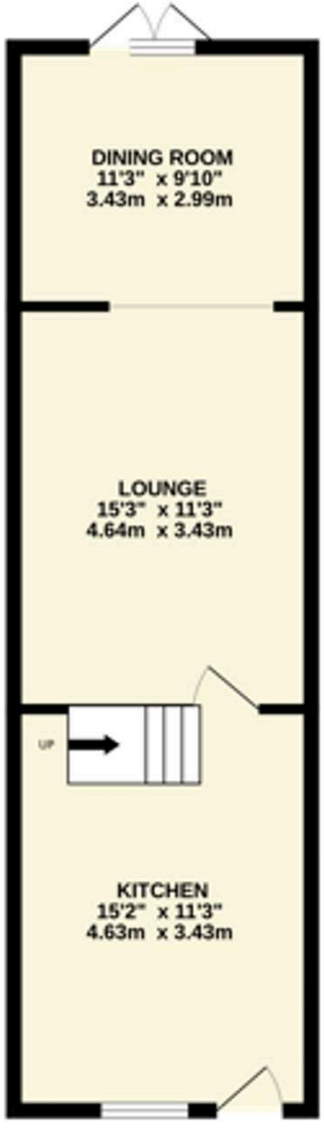




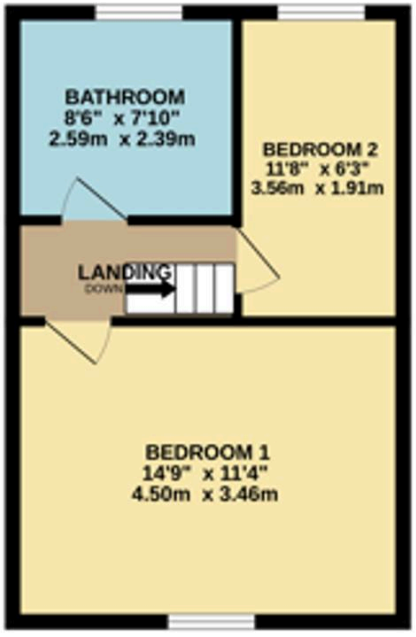




GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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