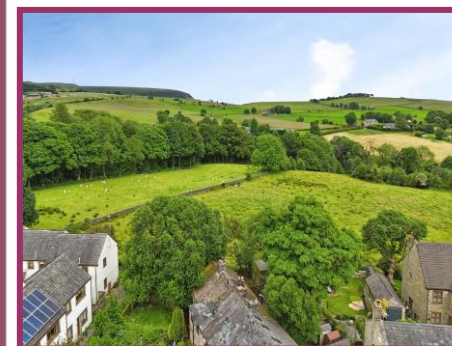


1 THE GRANGE, BOLTON ROAD, EDGWORTH, BL7 0AW



- Stone town house
- Two double bedrooms
- Driveway parking
- Set within a Grade II listed church conversion
- Picturesque Edgworth
- Sought after village location
- Low maintenance garden
- No onward chain



Offers in the Region Of £290,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

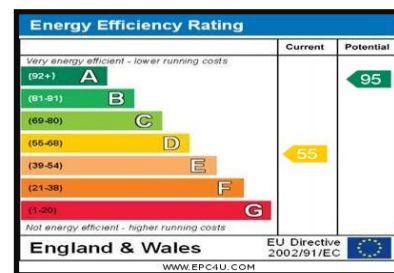
LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk



Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



A charming and characterful home set within The Grange on Bolton Road in the highly sought after village of Edgworth. This property combines period elegance with modern comfort. Built in 1828 and part of a beautifully converted Grade II listed former Wesleyan Methodist Church, homes in this development offer distinctive stone façades, generous room proportions, and a peaceful village setting surrounded by countryside. The property enjoys an enviable position just moments from the village centre, surrounded by rolling countryside, scenic reservoirs, and a warm, welcoming community. With elegant stone elevations, character features, and thoughtfully designed living spaces, this home is perfectly suited to buyers seeking charm, convenience and a truly distinctive setting. Internally the property offers spacious accommodation throughout to include an entrance hallway, cloakroom/wc, lounge and kitchen/diner to the ground floor with two double bedrooms, the main bedroom having a mezzanine which is currently used as office space and a four piece family bathroom to the first floor. Externally there is gated access for off road parking with a lovely low maintenance patio area providing space for al fresco dining. Internal inspection is highly recommended to appreciate this charming property which boasts many original features including high vaulted ceiling. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, wood flooring, coving to the ceiling, stairs to the first floor.

Cloakroom/wc: Ceiling light point, wood flooring, wc, wash hand basin with tiled splashback, extractor fan.

Lounge: 14' 3" x 13' 10" (4.35m x 4.21m) Ceiling light point with rose, coving to the ceiling, dual aspect double glazed windows to the front and the side, radiator, feature fire surround, wood flooring.

Kitchen/diner: 14' 3" x 13' 11" (4.35m x 4.23m) Downlights, double glazed window to the side, under stairs storage, range of fitted wall and base units with complementary work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, integrated induction hob, electric oven, dishwasher, space for a washing machine and fridge/freezer, radiator.

Landing: Ceiling light point, coving to the ceiling, part boarded with ladder.

Bedroom 1: 17' 7" x 14' 1" (5.37m x 4.28m) Wall lamps, double glazed windows to the side, radiator, wooden flooring, coving to the ceiling, fitted wardrobe, stairs leading to the mezzanine level.

Mezzanine: Walk lamp, currently used as office space.

Bedroom 2: 14' 1" x 9' 4" (4.28m x 2.85m) Ceiling light point, dual aspect double glazed windows to the front and the side, wood flooring, radiator, coving to the ceiling.

Bathroom: 8' 2" x 8' 0" (2.49m x 2.43m) Ceiling light point, coving to the ceiling, extractor fan, four piece suite incorporating a wc, vanity unit with inset sink, bath with electric shower above, bidet, double glazed window to the side, tiled splashback to the walls.

Outside: There is gated access for off road parking with a lovely low maintenance patio area, providing space for al fresco dining.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 31 October 1991.

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2455

Flood Risk: Flood Risk: property is in a very low flood risk area.

Conservation area: Conservation area: Cardwells Estate Agents Bolton research shows the property is in a conservation area Edgworth and Turton Bottoms.

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

