



## FEATURES

- Individual Stone Detached Property
- Convenient & Accessible Location
- Circa 2,461 Square Feet in Total
- Four Reception Rooms
- Four Double Bedrooms
- Two Bath/Shower Rooms
- Generously Sized Walled Garden



REDPATH LEACH

ESTATE AGENTS

620 BLACKBURN  
ROAD, ASTLEY  
BRIDGE

£550,000



Blackburn Road, Astley Bridge



Blackburn Road, Astley Bridge



Blackburn Road, Astley Bridge



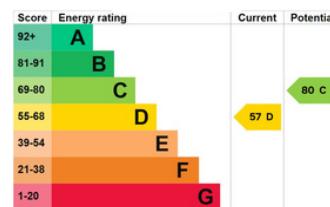
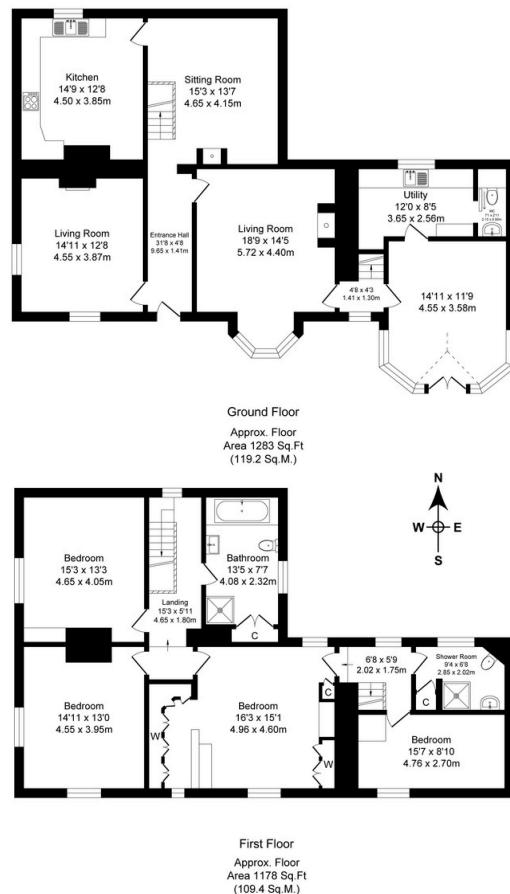
Blackburn Road, Astley Bridge



Blackburn Road, Astley Bridge

# Total Approx. Floor Area 2461 Sq.ft. (228.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

On an all too rare occasion, a truly unique home is offered to the market, one which is almost without compare due to its individuality and potential. A landmark home, 'East Cottage' is one such property, a substantial, stone-built detached residence which exudes character and charm from every crevice of its rustic facade, whilst internally, the generously proportioned living spaces extend to in excess of 2,460 square feet in total, to include four reception rooms, four double bedrooms and two bath/shower rooms.

The breadth of potential here is vast, with the flexibility of the floorplan providing wonderful adaptability for commercial use, subject to the necessary consents and approvals or, in the case of residential use, the possibility of utilising one side of the property as ancillary accommodation, which would be ideal for those looking to accommodate multi-generational living.

This historic home is located in a most convenient and accessible position at the heart of the thriving district of Astley Bridge, benefitting from a host of local shops and amenities, as well as two supermarkets, virtually on the doorstep. The A666 affords a expedient arterial route into the town centre and superb public transport links, with the vibrant centre of Bolton accessible in minutes, where one can sample the diverse range of high street stores, bars and eateries. For the younger generations, a number of well-regarded primary and secondary schools are within walking distance, whilst any adults with a commute to consider will benefit from swift access to the motorway network, ensuring major commercial centres, in particular Manchester, are within easy reach. After a busy day in the office, one can take full advantage of North Bolton's breathtaking countryside, perhaps taking a leisurely stroll with the dogs on the West Pennine Moors to relax away the stresses of the day.

The property enjoys a wonderful feeling of nostalgia and tradition which envelopes one's heart from the first step across the threshold: entering via the entrance hallway from where one can access three of the sizeable reception rooms, giving plenty of options of use, including a sitting room, dining room or playroom, depending on one's lifestyle and family dynamic. The largest of the three boasts a delightful full-length, walk-in bay window which bathes the room in natural light, whilst the feature fireplace provides the perfect focal point with its built-in wood burner, conjuring images of frosty winter evenings huddled around a roaring fire. A further reception room lies adjacent, having been enhanced with a conservatory-style extension which provides direct access onto the garden, whilst there is also a handy off-lying utility room and downstairs WC.

The ground floor is completed by the breakfast kitchen, which at 14' is pleasingly large enough to accommodate a dining suite: being fitted with a range of beech-effect wall and base units with contrasting laminated work surfaces and comes equipped with a number of integrated appliances, including high-level double electric oven, halogen hob with overhead extractor canopy and dishwasher.

The first floor is accessible via two independent staircases, giving access to the four generous double bedrooms, all of which benefit from an abundance of natural light, with the 16' primary bedroom boasting a dressing area with built-in wardrobes. The main family bathroom is fitted with a modern four-piece suite in white, comprising of WC, vanity wash hand basin, tiled bath and separate shower cubicle, whilst there is a useful separate three-piece shower room to ensure that there are no queues of a morning before the school run.

Externally, the great-sized garden is located to the front of the property, with the walled boundary echoing the character of the accommodation whilst affording privacy and security. Being mainly laid to lawn and with mature trees and shrubs to the perimeter, there is ample opportunity for the youngest members of the family to burn off their energy in safety, whilst the adults keep a watchful eye from one of the York stone flagged seating areas, with plenty of space on which to position a rattan sofa, dining set or hot tub - the perfect accompaniment to those impromptu barbecues and social gatherings.

Our clients have recently secured planning permission for the creation of off-road parking facilities for a number of vehicles within the existing garden, accessible via Holly Street.

This unique property has been a lovingly cared for home, however its accommodation could now perhaps benefit from a little updating in certain areas. This does, however, provide an exciting and all too rare opportunity for a new owner to infuse their own taste and style, creating a home to their individual specification. Available with the benefit of on onward chain, we would anticipate strong levels of interest and would highly recommend an early expression of interest to avoid disappointment.



REDPATH LEACH

ESTATE AGENTS

@ [@redpathleach](https://www.redpathleach.co.uk)  
f [@redpathleach](https://www.facebook.com/redpathleach)  
e [enquiries@redpathleach.co.uk](mailto:enquiries@redpathleach.co.uk)

globe [www.redpathleach.co.uk](https://www.redpathleach.co.uk)  
t 01204 800292  
m 17-19 Chorley New Road, Bolton, BL1 4QR