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**IVY COTTAGE, CHARLOTTE STREET, CHAPELTOWN, BL7 0ES**



- Stunning extended end terraced cottage
- Open plan lounge, dining area and kitchen
- Two double bedrooms with fitted wardrobes
- Chapeltown village
- Stylish three piece bathroom
- Boarded loft/attic
- Stunning countryside on the doorstep
- Approx 2 miles to Bromley Cross train station



**Offers Over £320,000**

<b>BOLTON</b> 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: bolton@cardwells.co.uk	<b>BURY</b> 14 Market St, Bury, BL9 0AJ T: 0161 761 1215 E: bury@cardwells.co.uk	<b>LETTINGS &amp; MANAGEMENT</b> 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: lettings@cardwells.co.uk
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Incorporating: Wright Dickson & Catlow, WDC Estates  
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Wonderful opportunity to purchase this impressive, extended end cottage which is located within the beautiful village of Chapelton, bordering Turton and Edgworth. This area has always been popular due to the tranquillity and natural charm with its rolling hills, moorland walks and nature reserves.

There are many stunning walks to enjoy with the Entwistle and Wayoh reservoirs being close by. Whilst this property is more of a village location, there is a choice of restaurants, pubs and cafes within the locality along with good commuter access with Bromley Cross train station approximately two miles away. Internally the property is extremely well presented with a choice from entering the front or the rear. Upon entering the property the fantastic size of the ground floor accommodation becomes apparent with the kitchen extension making this a wonderful entertaining and living space. The kitchen has a range of fitted wall and base units with granite worktops and integrated appliance. There is plumbing and space for an American styled fridge/freezer with the multi fuel range oven staying within the sale of the property. The kitchen is bathed in light with two skylights and upvc windows, has Amtico flooring which continues into the dining area and also through to the lounge area with its multi fuel wood burner and door with leaded glass window which leads to the front of the property. Moving to the first floor there are two good sized double bedrooms, both with fitted wardrobes and a modern three piece family bathroom incorporating a wc, sink and bath with shower above. From the landing there is loft access with a pull down wooden ladder which leads to the boarded loft room which is currently used for storage. Externally the front of the property is accessed via a path to a low maintenance garden area with raised flower beds and borders. To the rear there is an enclosed yard/garden which partly paved with a gravelled area. For further information and to arrange to view this stunning home contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Lounge area:** 14' 0" x 14' 1" (4.26m x 4.29m) Front door with original leaded stained glass window, ceiling light, coving to the ceiling, dual aspect double glazed windows, Amtico flooring, multi fuel burner, radiator, open into the dining area.

**Dining area:** 14' 2" x 12' 5" (4.32m x 3.79m) Ceiling light point, coving to the ceiling, double glazed window, Amtico flooring, radiator, stairs leading to the first floor, open into the kitchen area.

**Kitchen area:** 11' 1" x 15' 0" (3.38m x 4.57m) Downlights, double glazed window to the side, double glazed skylights, radiator, Amtico flooring, door to the rear, range of fitted wall and base units with granite worktops and Belfast sink with mixer tap and drainer inset to the worktop, integrated slimline dishwasher, washing machine and dryer, plumbed for and space for an American fridge/freezer, multi fuel range oven.

**Landing:** Ceiling light point, loft access with pull down ladder.

**Bedroom 1:** 13' 9" x 13' 11" (3.63m x 4.24m) Ceiling light point, coving to the ceiling, radiator, double glazed window to the front, wall mounted television, fitted wardrobes with inset lighting.

**Bedroom 2:** 12' 0" x 7' 11" (3.65m x 2.41m) Ceiling light point, radiator, double glazed window m, fitted wardrobes with inset lighting and dresser.

**Bathroom:** 9' 1" x 6' 6" (2.76m x 1.97m) Downlights, extractor fan, double glazed window, tiled flooring with splashback to the walls, three piece suite incorporating a wc, sink, panelled bath with mixer tap and shower above, wall mounted vertical ladder radiator.

**Loft room:** Accessed via a wooden loft ladder from the landing, boarded with lighting, used for storage.

**Outside:** The front of the property is accessed via path to a low maintenance garden area with raised flower beds and borders. To the rear there is an enclosed garden/yard which is paved and gravelled.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 November 1880

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B annual cost of £1818

**Flood risk:** 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 in Chapelton conservation area.

**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

