



Claves.



Blackburn Road

Bolton, BL7 9TR

Offers around £310,000



Conveniently positioned within walking distance of Egerton's local amenities, while also enjoying open countryside on the doorstep, this spacious three-bedroom stone end-terraced home combines character with contemporary living, ready to move straight into.

Arranged over three floors, the accommodation briefly comprises an entrance hall, two generous reception rooms, a kitchen-diner, three double bedrooms, and a bathroom. Externally, the property benefits from a rear courtyard garden, an outbuilding, and the added advantage of an EV charging point.



Period Character & Charm

If you are seeking a home rich in character, this property offers an abundance of charm throughout. Generous room proportions and high ceilings are complemented by exposed brick chimney breast alcoves and log-burning stoves, creating a warm and inviting atmosphere that blends period features with modern-day living.

Living Space

The ground floor offers versatile and well-proportioned living accommodation, ideal for both everyday living and entertaining. To the front, the first reception room is currently utilised as a comfortable lounge, providing a welcoming space with plenty of natural light.

Positioned centrally within the home, the second reception room is a particularly generous space and offers excellent flexibility. Whether used as an additional lounge, formal dining room, or open-plan living area, it provides a superb multi-functional space to suit a variety of lifestyles.

To the rear, the kitchen-diner is fitted with a range of integrated appliances, including an oven with separate grills, a six-ring gas hob with extractor hood, and sink with drainer. A Velux window positioned above the breakfast bar allows natural light to flood the space, creating a bright and sociable environment for cooking and dining.

Bedrooms & Bathroom

The property boasts three well-proportioned double bedrooms arranged over the upper floors.

On the first floor, the principal bedroom is particularly impressive in size, offering a spacious and relaxing retreat with ample room for wardrobes and additional furnishings. The second bedroom on this floor is also a generous double, ideal for family members or guests.

The second floor has been converted to create a large third double bedroom, complete with Velux windows that bring in plenty of natural light, along with useful eaves storage. This space is ideal as a main bedroom, guest suite, or private workspace.

The bathroom is located on the first floor and is fitted with a modern four-piece suite, comprising a walk-in shower, separate bath, wash basin, and WC. Finished to a good standard, the space is both practical and well-appointed, offering the convenience of separate bathing and showering facilities.

Outside Space

To the front, the property is garden-fronted, enhancing its kerb appeal and providing a pleasant outlook.

To the rear, there is a private yard-style garden, offering a low-maintenance outdoor space ideal for seating and outdoor dining. The property also benefits from a brick-built outbuilding, providing useful additional storage or potential for a variety of uses, depending on the needs of the buyer.

Location

Situated in the highly sought-after village of Egerton, the property enjoys a superb setting that perfectly balances convenience with a semi-rural lifestyle. Egerton is well regarded for its strong sense of community, popular local eateries, traditional pubs, and independent shops, all within easy walking distance.

For those who enjoy the outdoors, the surrounding countryside is a standout feature, with access to scenic walking routes, reservoirs, and open green spaces right on the doorstep, ideal for weekend walks and outdoor pursuits.

Despite its peaceful setting, the property remains well connected, with Bolton town centre and neighbouring areas easily accessible, along with excellent transport links for commuters. Well-regarded local schools are also nearby, further enhancing the appeal of this desirable location.

Key Details

Tax band: C

Tenure: Leasehold

Ground rent: £10 per annum

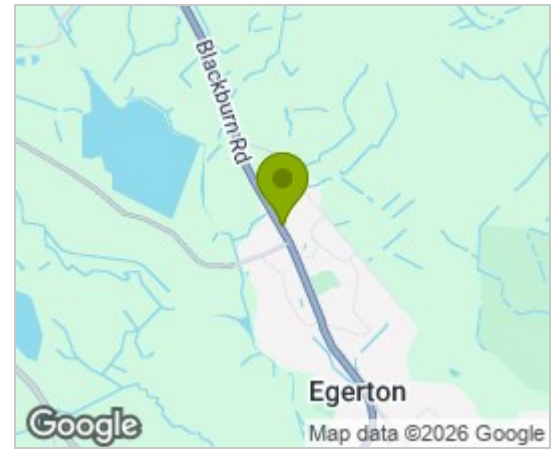
Lease term: TBD

Heating: Gas boiler and radiators

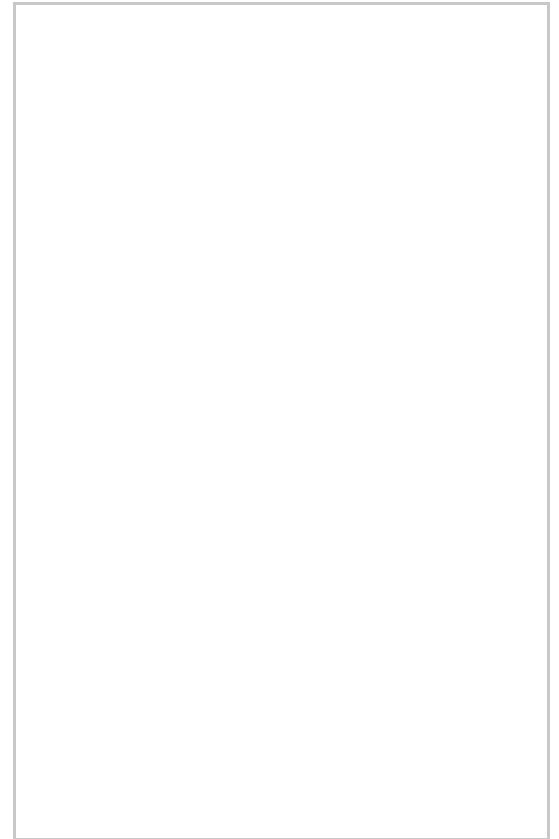
Boiler: Worcester combi, underneath the stairs

Water: On a meter

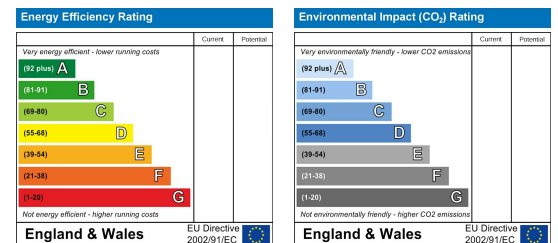
Area Map



Floor Plans



Energy Efficiency Graph



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