



School House, School Street, Bromley Cross, Bolton

OIRO £175,000



## Key Features

- 2 Bedrooms
- Stone Built Schoolhouse
- 1st floor duplex apartment
- Desirable location
- Open plan lounge/kitchen/dining
- Close to transport links & amenities
- EPC rating C
- Leasehold
- Council tax band E





This well-presented 1st floor 2-bedroom duplex apartment is for sale in Eagley, Bromley Cross Bolton and offers characterful accommodation in a former school building, with beams and vaulted ceilings adding plenty of charm.

Set around an open-plan kitchen and reception space, the main living area features beams, a high ceiling and Velux windows, creating a bright room with a pleasant outlook. The kitchen area includes wall and base units, tiled flooring and an electric hob/oven, making it practical for everyday cooking and entertaining.

The master bedroom is a generous king-size with beams, built-in wardrobes and its own en-suite shower room. The en-suite provides a shower cubicle, WC, tiled flooring and storage cupboards. The second bedroom is a comfortable double with beams, ideal for family, guests or a home office. The main bathroom offers a bath with shower over, sink, WC and partially tiled walls.

The apartment is in good condition, with an EPC rating of C and Council Tax Band E. It will appeal to first-time buyers,

investors, couples and even families looking to enjoy this sought-after part of Bolton, known for its walking routes and access to local schools.

Nearby, Bromley Cross and Entwistle stations (both typically around 5-10 minutes' drive depending on exact position) offer services towards Manchester and Blackburn, with journey times to Manchester usually around 30-40 minutes. Local bus routes connect into Bolton town centre for shopping, dining and further transport links. The surrounding area offers countryside walks and family-friendly green spaces, making this flat a practical base for everyday living.

Don't delay and arrange your viewing today 01204 363626!

#### Tenure & Council Tax Band

We are advised that the property is Leasehold (£75 per annum with 976 years remaining) and within Bolton Council Tax Band E. The service charge is £360.83pcm.

#### Lounge/Dining Room

Fantastic sized lounge/dining room which opens out into the kitchen. Four windows, including two Velux which creates a bright and airy space with two electric heaters and two ceiling lights.







### Kitchen

A range of both base and wall units with electric cooker and hob. Integrated appliances include fridge, freezer, washer/dryer and dishwasher.

### Downstairs WC

Comprising WC and hand basin with tiled flooring and ceiling light.

### Master Bedroom

Fantastic sized bedroom benefitting from fitted furniture and ensuite shower room. DG Velux window, electric heater and ceiling light.

### En Suite

Part tiled three-piece shower room comprising WC, hand basin and shower cubicle with built in storage surrounds. Double glazing sky light, chrome towel rail and ceiling light.

### Bedroom Two

Carpeted bedroom and double-glazed Velux window, storage heater and ceiling light.

### External

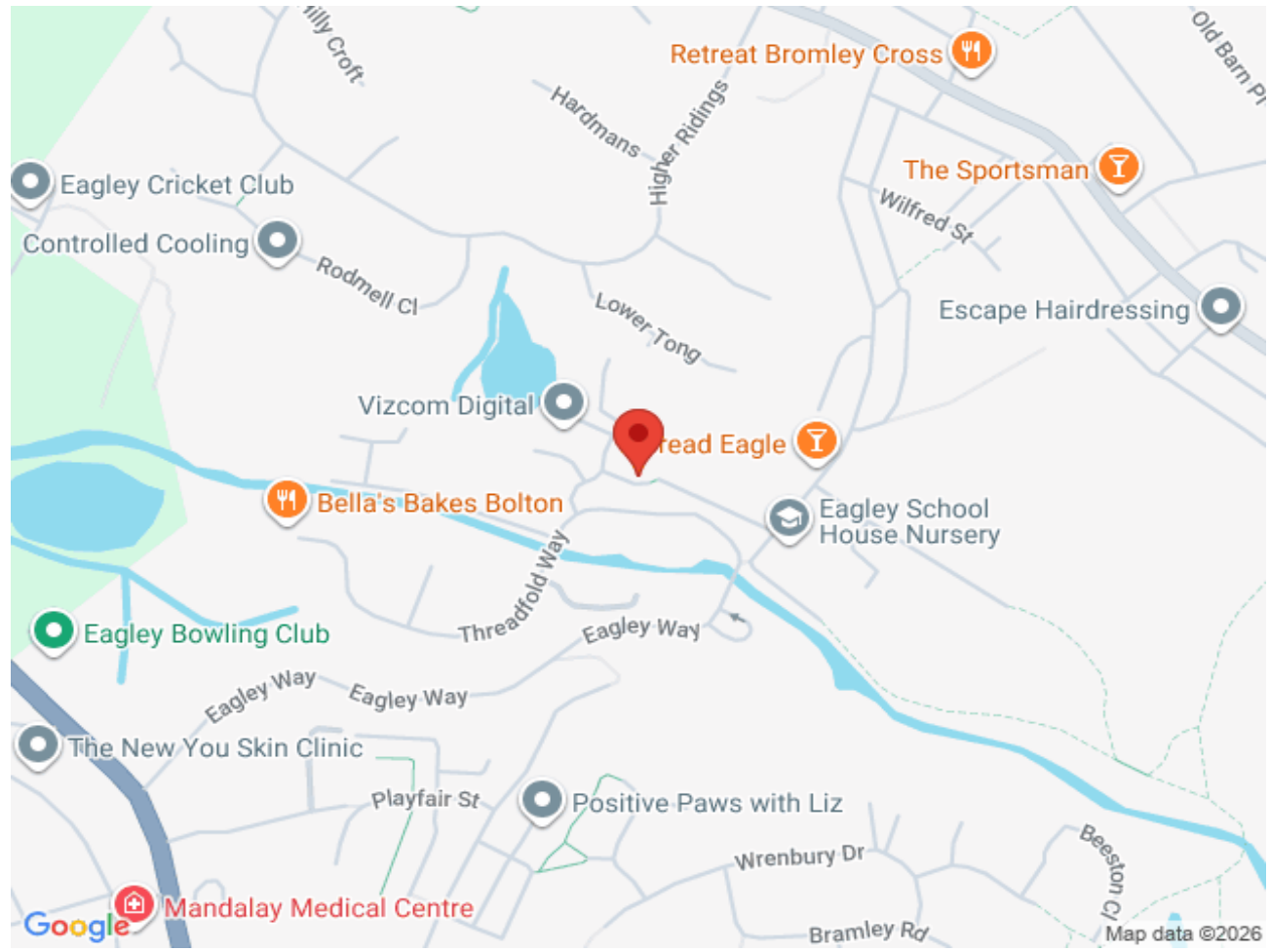
Situated in a sought after and peaceful location, the apartment benefits from one allocated car parking space. There are lawned areas to the front and rear of the building which the lounge does look out on to.

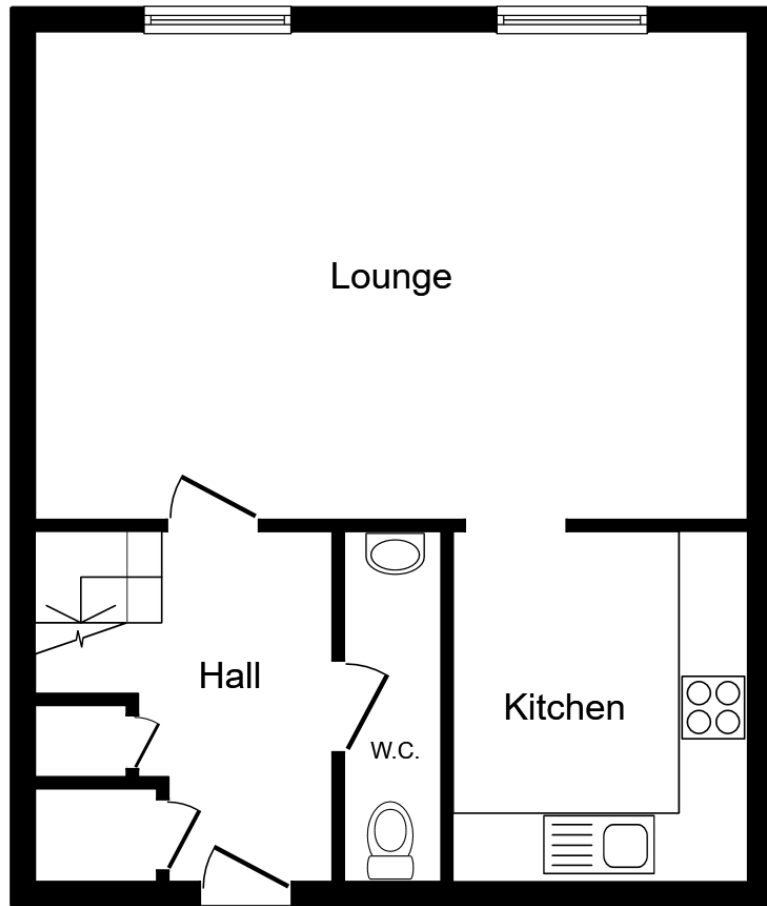


## Disclaimer

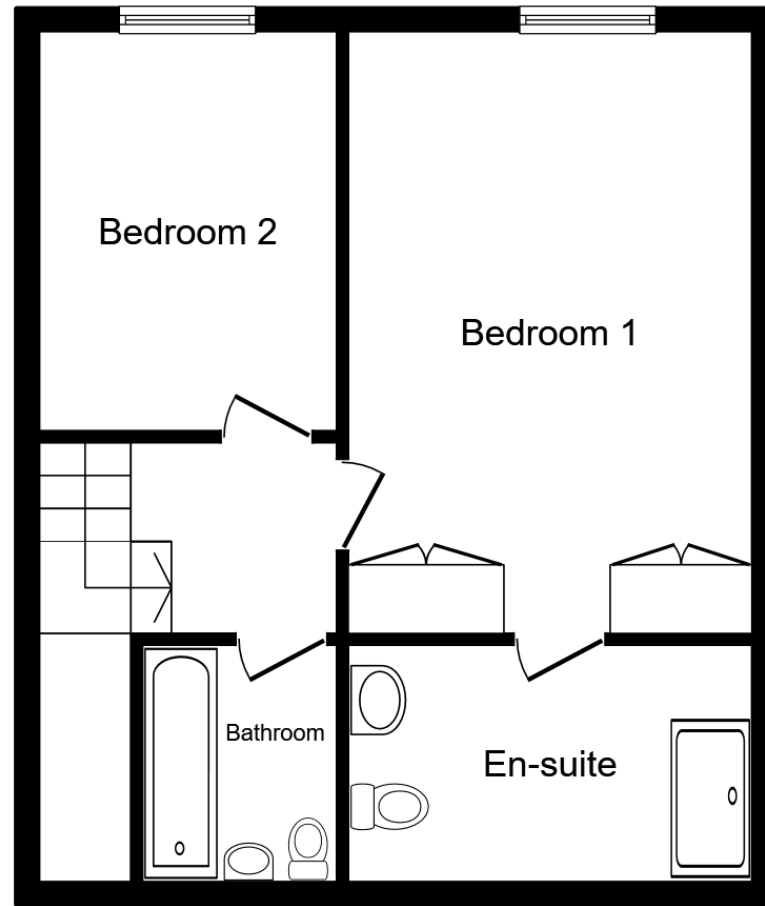
We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)