



Bolton Road Edgworth, BL7 0AE

Offers over £335,000



If you've been searching for a character home that perfectly combines period charm with contemporary living, then this beautifully presented stone semi-detached cottage could be exactly what you've been waiting for. Situated in the heart of the sought after village of Edgworth, this exceptional home has been thoughtfully modernised throughout whilst carefully retaining many of its original features, creating a property full of warmth, personality and style.

Occupying an enviable position with attractive countryside views to the front, the accommodation extends to approximately 1,331 sq.ft. and offers far more space than first impressions suggest. The ground floor provides superb living accommodation with a stylish lounge featuring a contemporary gas multi-fuel stove, an impressive dining room with original exposed stone fireplace both have herringbone flooring, together with a beautifully appointed modern kitchen fitted with quality integrated appliances and sleek quartz work surfaces.

To the first floor are two generous double bedrooms, including a striking principal bedroom with feature vaulted ceiling and contemporary fitted wardrobes, alongside a luxurious four-piece family bathroom incorporating a freestanding bath and walk-in rainfall shower. A staircase then leads to an outstanding second floor mezzanine room, flooded with natural light from large Velux roof windows. This versatile



Living Quarters

Step through the front door into a beautifully presented lounge where contemporary styling effortlessly complements the property's character features. A striking gas fired stove style fire provides a wonderful focal point, creating a cosy space to relax whilst enjoying pleasant views towards the surrounding countryside.

To the rear, the home opens into an impressive dining room, ideal for both everyday family living and entertaining guests. This generous reception room showcases attractive herringbone flooring, a beautiful original exposed stone fireplace, adding warmth and character to the space. Rear door lead directly out to the rear courtyard.

The adjoining kitchen has been thoughtfully redesigned to maximise both style and practicality. Finished with contemporary cabinetry, contrasting base units, quality integrated Bosch appliances, gas hob with feature extractor, integrated oven, microwave, fridge, freezer, washer -drier and sleek worktops, the kitchen offers a modern yet timeless finish. Clever storage solutions and under-cabinet lighting complete this impressive space.

Sleeping, Bathing & More

The first floor continues the high standard of presentation found throughout the property.

The principal bedroom is a superb double room, beautifully styled with a contemporary colour palette, feature vaulted ceiling and quality fitted wardrobes. Large windows frame delightful far-reaching countryside views, creating a bright and relaxing retreat.

The second bedroom is another double room making it ideal as a guest bedroom, nursery or home office if required.

Serving both bedrooms is an exceptional family bathroom which has been luxuriously appointed with a freestanding bath, walk-in rainfall shower enclosure, contemporary vanity wash basin, WC and stylish black fittings, all complemented by striking monochrome tiling to create a boutique hotel feel with underfloor heating.

A staircase rises to the second floor where you'll find a stunning mezzanine room. Flooded with natural light from large Velux roof windows and featuring exposed stonework and attractive vaulted ceilings, this incredibly versatile space lends itself perfectly as a home office, reading room, hobby space, snug or occasional guest accommodation, whilst overlooking the principal bedroom below. (Please note this room is not classified as a bedroom.)

Outside & Off Road Parking

One of the property's biggest advantages is its superb outdoor space and highly desirable village setting.

To the front, the property enjoys attractive open countryside views, providing a wonderful backdrop throughout the seasons.

To the side is a private driveway offering invaluable off-road parking, complete with an electric vehicle charging point, an increasingly sought-after feature for modern living.

A raised patio garden provides an ideal outdoor entertaining area, perfectly positioned to enjoy the sunshine whilst offering space for outdoor dining, relaxing with family and friends or simply appreciating the peaceful surroundings. Mature hedging and stone boundary walls provide an attractive and private setting with further gravelled areas requiring minimal maintenance to the rear.

Located within the heart of Edgworth, one of Bolton's most sought-after villages, residents enjoy a wonderful semi-rural lifestyle with excellent amenities close by. Picturesque walks around Wayoh Reservoir, Entwistle Reservoir and Jumbles Country Park are all within easy reach, together with popular cafés, restaurants, traditional pubs, local shops and highly regarded schools. Despite its countryside feel, the property also benefits from excellent commuter links into Bolton, Bury, Blackburn and Manchester.

Specifics

- Tenure - Freehold
- Council Tax Band - D
- Alarm & CCTV (with remote access)
- EV Charging Point
- Gas Central Heating Boiler (approx 1 year old with remaining warranty)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

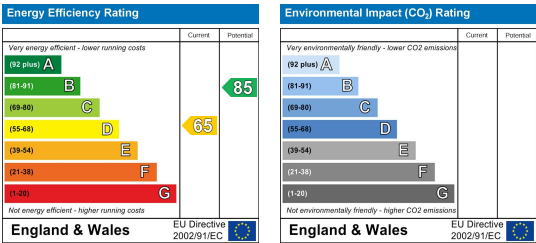
Area Map



Floor Plans



Energy Efficiency Graph



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