



Independent Estate Agents Est. 1982
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WATER STREET, EGERTON, BL7 9SS



- Historical two bedroom stone cottage
- Many original features/conservation area
- Lounge/kitchen/first floor landing
- 2 bedrooms/useful converted loft room
- Four piece family bathroom suite
- Excellent local schools and amenities
- Freehold tenure/fabulous outdoor pursuits
- Highly regarded local nurseries and schools



Offers in Excess of £180,000

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Incorporating: Wright Dickson & Catlow, WDC Estates
 Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Cardwells Estate Agents Bolton offer to the market Water Street, in the sought after area of Egerton dating back to the 1800's. Boasting accommodation over three levels with many original features with highly regarded local schools including Egerton community primary school, Walmsley C of E primary school, Early Years nursery with popular bars and restaurants including The Thomas Egerton, Baci restaurant, The Cross Guns, Egerton cricket club and The Masons Arms, bakeries, patisserie's and a fish and chip shop. The Last Drop Village and hotel spa is also close by. On the cusp of beautiful countryside and outdoor pursuits including Turton Golf Club yet within easy access to excellent transport links including Bromley Cross Railway station which directly serves Blackburn, Salford Crescent, Salford Central and Manchester Victoria with excellent bus routes on the doorstep. It is fair to point out that the property would benefit from a cosmetic upgrade to fulfill its potential however this is reflected in the more than competitive asking price. Briefly comprising: Timber entrance door, lounge, farmhouse style dining kitchen, first floor landing, 2 bedrooms with a useful converted loft room accessed from bedroom two and a four piece family bathroom. To the outside is on street parking with an enclosed rear garden. A personal inspection comes with our highest recommendations to appreciate all on offer. Viewings are welcomed, seven days week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door into.

Lounge: 11' 11" x 14' 6" (3.63m x 4.42m) Feature stone fireplace and surround with inset ornamental gas fire, uPVC double glazed window, wall mounted radiator.

Dining kitchen: 15' 7" x 14' 6" (4.75m x 4.42m) Double pantry storage, farmhouse style kitchen comprising Belfast sink, block wood worktops, base units, four ring hob with extractor above, wall mounted Bosch combination boiler, space for white goods, uPVC double glazed window, wall mounted radiator, timber door giving access to the garden, turning staircase to the first floor landing.

Landing: 5' 11" x 6' 7" (1.80m x 2.01m)

Bedroom 1: 11' 11" x 12' 7" (3.63m x 3.83m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator, original ornamental fireplace.

Family bathroom: 9' 1" x 6' 4" (2.77m x 1.93m) Four piece suite comprising Wc, pedestal wash basin, bath, separate shower cubicle, frosted uPVC double glazed window, wall mounted heated towel rail.

Bedroom 2: 11' 10" x 7' 10" (3.60m x 2.39m) Built in storage cupboards, feature exposed stone wall, uPVC double glazed window, wall mounted radiator, landing giving access to.

Converted loft room: 14' 1" x 13' 2" (4.29m x 4.01m) Converted loft room with velux window which offers a variety of uses.

Outside: To the outside is on street parking and there is an enclosed garden to the rear.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a freehold tenure.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £1,860.00 per annum payable to Bolton Council.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is in the sought after conservation area of Egerton.

Total area: Cardwells estate agents Bolton research indicates the property is approximately 968 sq ft

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage:: Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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

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