Claves.



Blackburn Road

Bolton, BL7 0BB

£385,000

3 1 2 D

Enjoying an elevated position on a generous, well-established plot along Blackburn Road in Edgworth, this extended semi-detached bungalow is an excellent choice for buyers seeking a peaceful village lifestyle with privacy and seclusion. The accommodation briefly comprises an entrance hall, lounge, kitchen, dining room, pantry/utility, three bedrooms, and a family bathroom with separate WC. Evidently well cared for over the years, the property offers exciting scope for modernisation, and benefits from a new roof which we are advised was installed in 2024.







Living Space
The spacious lounge sits to the front of the home, enjoying enhanced privacy thanks to the elevated setting and overlooking the attractive front gardens. A traditional fireplace with modern electric fire forms a welcoming focal point.

At the rear lies the kitchen with adjoining pantry/utility, and a separate dining room. This area of the property lends itself perfectly to opening up into a large open-plan living space, with the potential to incorporate French or sliding glass doors that would connect seamlessly with the leafy rear garden.

Bedrooms & Bathroom
The family bathroom is tiled and fitted with a bath and shower over, complemented by a separate WC that could easily be reconfigured into a contemporary combined suite. Three well-proportioned bedrooms lead from a central hallway which connects them to the bathroom and other living spaces.

Extension Potential
As seen with several neighbouring properties, there is excellent potential (subject to planning permission) to extend into the roof. This would allow for the creation of additional bedrooms or bathrooms, freeing up more of the ground floor to be used as flexible living space.

Outside Space
To the front, a long tandem driveway provides parking for two to three vehicles and leads to an integrated garage located beneath the house. Alongside the drive, beautifully maintained gardens feature neat lawns and mature, colourful borders that enhance the property's appeal.

The manicured gardens continue at the rear, where two tiered lawns are framed by established planting. Both a summer house and elevated bench provide a peaceful spot to enjoy the outlook. At the top of the garden lies another potential parking space with access from Ainsdale Avenue, or alternatively this area could be reimagined as an elevated terrace for outdoor dining and lounging in the summer sun.

Location
Set within the highly sought-after village of Edgworth, this property enjoys the perfect balance of rural charm and everyday convenience. A wealth of amenities are just a short walk away, including three popular country pubs — The Strawbury Duck, The Black Bull, and The Chetham Arms — as well as Holdens & Co village shop and the local post office. Edgworth's vibrant community hub, The Barlow, offers a coffee shop, bar, library, snooker room, and children's playground, while Edgworth Cricket Club provides another excellent social spot. Families will also appreciate the proximity of Edgworth Primary School within walking distance.

A wider choice of amenities can be found in nearby villages such as Bromley Cross, Egerton, Ramsbottom and Hoddlesden, offering further shopping, dining, and leisure options.

For those who love the outdoors, the Wayoh Reservoir is a local favourite for scenic walks and dog-friendly strolls, with countless countryside trails to explore in every direction.

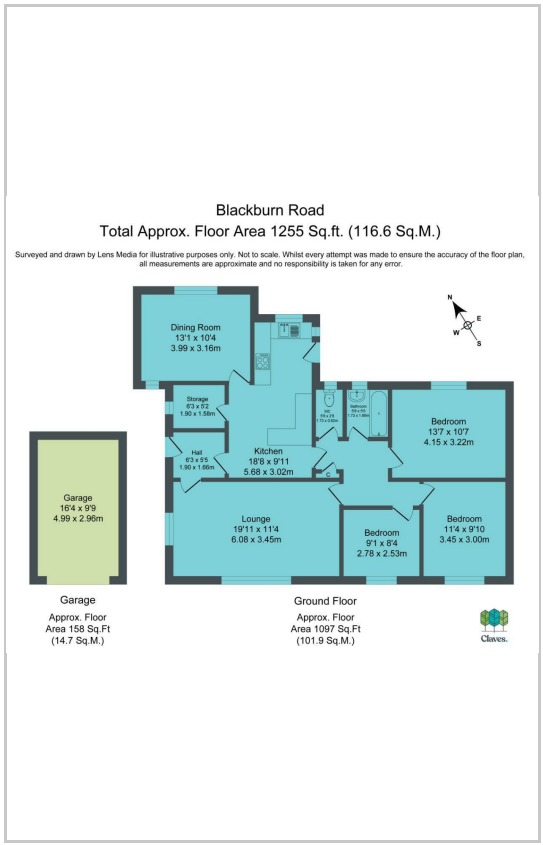
Despite its rural setting, Edgworth is well connected. The M61 and M66 motorways provide straightforward road access, while nearby train stations including Entwistle and Bromley Cross offer convenient commuter links by rail.

Key Details
Tax band: D
Tenure: Freehold
Heating: Gas boiler and radiators
Boiler: Worcester combi
Water: On a meter
Loft: Part boarded with a pulldown ladder installed

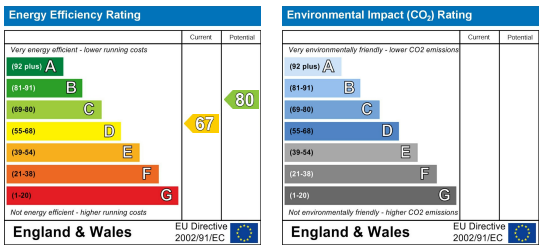
Area Map



Floor Plans



Energy Efficiency Graph



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