



EPC



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CROWN POINT, BOLTON, BL7 0BD



- Picturesque stone cottage
- Beamed ceilings, flagged flooring
- Exposed stone work
- Beautiful bathroom with u/floor
- Fitted kitchen/diner
- 2 good bedrooms
- Lawned enclosed gardens
- Gas C/H, d/glazing, viewing



£165,000

BOLTON

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Incorporating: Wright Dickson & Catlow. WDC Estates



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A superb stone cottage situated in a consistently popular residential area in a Hamlet of similar period homes with little passing traffic. Positioned in the heart of Edgworth Village, there is easy access to the local countryside, shops, restaurants etc, whilst the motorway and railway networks are within easy reach. The property boasts many features true to the heritage of the property with beamed ceilings, exposed stone work and flagged flooring. The accommodation briefly comprises; fitted kitchen diner, lounge, landing, two bedrooms and beautiful white bathroom suite complete with underfloor heating. Externally there are lawned gardens to the front and an enclosed yard to the rear. The cottage enjoys gas central heating via a "Vailant" boiler, double glazing and in our opinion all that is on offer can only be fully appreciated via a personal inspection which can be arranged via Cardwells Bolton office on 01204 381281.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Kitchen/Diner 13' 2" x 14' 11" (4.01m x 4.54m) Quality fitted kitchen with a range of matching drawers, base and wall cabinets, stainless steel single bowl sink and drainer with mixer tap over, 4 ring gas hob with extractor, wall mounted "Vaillant" boiler, beamed ceiling, double glazed window, stairs off to the first floor, quality flooring, radiator.

Lounge 15' 0" x 13' 7" (4.57m x 4.14m) Superb flag stone flooring, beamed ceiling, exposed stone chimney breast, radiator, double glazed window, rear entrance door.

Landing 5' 0" x 6' 2" (1.52m x 1.88m) Loft access point.

Bedroom One 15' 1" x 13' 8" (4.59m x 4.16m) Double glazed window, quality flooring, radiator,

Bedroom Two 9' 11" x 8' 2" (3.02m x 2.49m) Double glazed window, radiator, built in storage space.

Bathroom 6' 8" x 6' 6" (2.03m x 1.98m) Quality white 3 piece bathroom suite comprising; corner bath with shower over, w/c and pedestal wash basin, stylish contemporary floor and wall tiling, under floor heating, double glazed window, heated towel rail.

Outside Lawned and flagged patio area, exposed stone walling. Enclosed rear garden with access to the kitchen.

Price Offers Over £165,000, including Carpets, kitchen fittings, oven/hob, drier/washer, lights, fitted wardrobes

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.



Please note: all viewings are by appointment only through our BOLTON Office