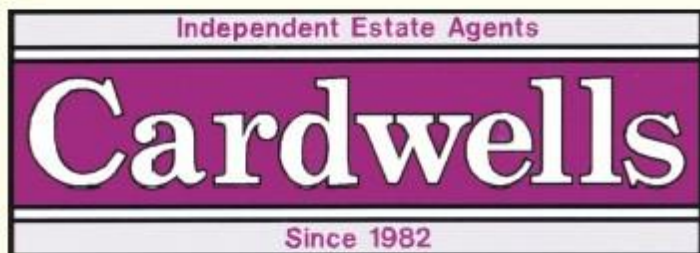


Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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15 FIRWOOD FOLD – BOLTON – £299,950

Dating from circa 1589, this fantastic picture postcard detached cottage is totally unique. It enjoys a wonderful location in Firwood Fold which is a conservation area and marks the birthplace of Samuel Crompton. The cottage is a grade 2 star listed building and has been carefully and sympathetically upgraded to provide the living standards required today in the 21st century and as such blends many original features such as low beamed ceilings and original stone fireplaces with modern if not contemporary fixtures and fittings together with stylish decor. Unusual for a property like this, there is ample private parking to the side of the property. The gardens are a particularly attractive feature being of a very good size to the rear and side with the property fronting directly on to the village green. Warmed by gas combi central heating, all windows are double and the property offers somewhat quirky but certainly very appealing and rather spacious accommodation. The entrance is at the rear of the property, opening into a small hallway, huge lounge, separate dining room with stairs off, fitted kitchen with oven/hob etc, upstairs particularly offers charm and character with polished floor board and heavily beamed sloping ceilings. Landing, a large double, another double and a single bedroom and a white designer suite shower room. A rare opportunity to acquire a wonderful three bedroom detached home that is totally unique in a pretty setting.

BOLTON

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Incorporating: Wright Dickson & Catlow. WDC Estates



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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Glass Canopy Storm Porch
Stable door to hall.

Hall
Stable door to hall.

Lounge 15' 4" x 14' 11" (4.68m x 4.54m)
(at widest points) Exposed stone fireplace & gas fire, rustic beamed ceiling.



Dining Room 14' 11" x 10' 3" (4.54m x 3.13m)
Ceramic floor tiling, stairs off, 4kw wood burner , rustic beamed ceiling.



Kitchen 8' 6" x 14' 11" (2.6m x 4.54m)
Professionally fitted glossy white cabinets to floor and wall with wood block work tops, inset stainless sink, oven/hob & extractor hood.



Landing
Polished floorboards.

Bedroom One 15' 11" x 16' 5" (4.84m x 5m)
Fitted wardrobes & doors, sloping beamed ceiling.



Bedroom Two 11' 2" x 8' 0" (3.4m x 2.45m)
Fitted wardrobes & drawers, sloping beamed ceiling.



Bedroom Three 8' 9" x 8' 9" (2.67m x 2.67m)
Sloping beamed ceiling.



Bathroom 5' 10" x 8' 7" (1.77m x 2.61m)

White designer suite comprising oversize glass shower cubicle, w/c, wash basin over vanity cupboard, fully tiled walls, sloping ceiling.



Important Notes

Gas combi central heating. Freehold Grade 2 star listed property Dates from the year 1580 Firwood Fold is a conservation & historic area being the birthplace of Samuel Crompton. Property sympathetically upgraded to suit modern day living requirements whilst retaining certain quirky features.

Price £299,950 Including stove burner, kitchen fittings, oven/hob, lights & curtains.

Driveway/Parking Stone driveway & stone gravel parking for several vehicles.

Gardens Main garden areas (south facing) one to the rear and side being of a very good size & very private. The property owns approximately a metre of land fronting onto the village green which forms part of the Firwood Fold conservation area.

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.

