



Cardwells can introduce you to independent financial advisors who have access to the whole mortgage market. Please ask for assistance

www.rightmove.co.uk

www.cardwells.co.uk



cardwells.co.uk



'EIGHT STACKS', 286 BLACKBURN ROAD – BOLTON – OFFERS IN

A stone detached family home set in the heart of Egerton Village, dating from 1835. The beautiful property was originally two cottages which have been combined to create this generous family home. The property is ideally placed for the first class facilities of Egerton and the surrounding areas, which include: popular schools (Walmsley, Egerton, Turton High), road links to Bolton, Darwen, Blackburn and beyond, railway links via Bromley Cross train station direct to Manchester, highly regarded restaurants, places of worship, play areas, golf clubs, sports clubs and the beautiful local countryside. Our clients have lovingly and tastefully improved the property over recent years to offer all the luxuries of modern living (integrated appliances, uPVC double glazing, a stunning bathroom suite, underfloor heating etc) whilst retaining the charm, character and warmth that is true to its heritage (beamed ceilings, beautiful doors, exposed stone work etc). The luxury accommodation is tastefully decorated throughout and briefly comprises: Lounge with wood burning stove, sitting room, dining room, quality integrated solid oak kitchen complete with "Rangemaster" stove, landing, the master bedroom is fitted whilst the two additional bedrooms are both doubles, there is a stunning five piece bathroom suite with large shower, twin sinks and "Jacuzzi" bath with an additional separate W.C room. Externally there are beautiful gardens to the front and patio and terrace areas to the rear which have been thoughtfully positioned to enjoy the sunshine. There is private off road parking to the rear. There is gas central heating, underfloor heating in the kitchen, uPVC double glazing, exposed stone chimney breasts, beamed ceilings and homely warmth to the entire property that can only be appreciated via a personal inspection. Your viewing can be arranged via an advanced appointment with Cardwells Estate Agents, Bolton, 01204 381281 or via bolton@cardwells.co.uk.

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT

E: lettings@cardwells.co.uk

T: 01204 381 281

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: bury@cardwells.co.uk

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. C W Pearson.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 14' 11" x 11' 11" (4.54m x 3.63m)

Open exposed stone fireplace with cast iron wood burning stove, radiator, beamed ceiling, uPVC double glazed window, doors off to the dining room and sitting room.



Sitting Room: 14' 6" x 11' 11" (4.42m x 3.63m)

Beamed ceiling, living flame gas fire with beautiful surround, uPVC double glazed window, radiator.



Kitchen: 10' 5" x 10' 6" (3.17m x 3.20m)

Beautiful solid oak farmhouse style kitchen with an excellent range of matching drawers, base and wall cabinets, integrated dishwasher, integrated fridge/freezer, "Rangemaster" with double ovens, grill and 5 gas hob with matching extractor over, plumbing for automatic washing machine, space for dryer, quality floor tiling with under floor heating, exposed stonework to the chimney breast, Blanco sink with mixer tap, uPVC double glazed window, uPVC double glazed rear entrance door, spotlighting.



Gardens:

The front garden is particularly pretty being laid to lawn and bordered by colourful shrubs and plants, whilst being set behind a low level stone wall and stone walls to the sides. There are stone and decked patio/terrace areas to the rear, stone and timber storage sheds.

Parking:

There is private off road driveway parking to the rear laid to gravel.

Note:

Available with no further upward chain, so a prompt completion could be arranged.

Viewings:

All viewings are to be arranged in advance via Cardwells Estate Agents, Bolton, 01204 381281 or via bolton@cardwells.co.uk

Price:

Offers in excess of £325,000



Dining Room: 15' 0" x 10' 6" (4.57m x 3.20m)
Exposed chimney breast, beamed ceiling, under stairs storage space off, radiator.



Landing:
Exposed stone work to one wall, matching beautiful doors.

Bedroom 1: 15' 0" x 11' 10" (4.57m x 3.60m)
Exposed stone chimney breast and fireplace, radiator, fitted wardrobes to match the internal doors, uPVC double glazed window, radiator.



Bedroom 2: 14' 2" x 11' 10" (4.31m x 3.60m)
Exposed stone chimney breast, wrought iron fireplace, uPVC double glazed window, radiator.



Bedroom 3:10' 5" x 11' 10" (3.17m x 3.60m)

Exposed stone chimney breast and fireplace, uPVC double glazed window to front , radiator.



Bathroom:11' 6" x 10' 1" (3.50m x 3.07m)

A beautiful five piece bathroom suite comprising: twin sinks, high cistern pull flush w.c, double shower cubicle, sunken "Jacuzzi" bath, inset feature lighting to step to the bath and mood lighting to the ceiling above the bath. uPVC double glazed window, ceramic floor tiling, heated towel rail, ceiling spot lighting, natural stone wall tiling, extractor.



Separate W.C:6' 8" x 2' 4" (2.03m x 0.71m)

Stylish white two piece suite comprising: wash basin and dual flush w,c, radiator, extractor.