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BLACKBURN ROAD, EGERTON, BL7 9SB



- Attractive Stone Cottage
- Superbly updated, contemporary styling
- Lovely rear patio area
- Gas combi C/H, upvc DG
- Lounge, stove burner
- 2 Bedrooms
- Close to very popular schools
- Modern white bathroom



£137,000

BOLTON

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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, C W Pearson.

A most attractive stone cottage in a beautiful and convenient semi rural location, situated in the heart of Egerton Village, ideally placed for the beautiful local countryside, sports clubs (Turton & Duscarr Golf Clubs, Delph Sailing Club etc), popular schools (Walmsley, Egerton, St Johns and Turton) and superb travel links, with the property being on the bus route to Bolton, Darwen and Blackburn, whilst Bromley Cross railway station serves Manchester, Bolton, Blackburn etc.

There are an excellent choice of restaurants, pubs and superb leisure and recreational facilities all within easy reach. The property is presented in a contemporary style having been updated / modernised to blend traditional character charm with modern day luxuries and comforts. There is gas fired Central Heating (brand new combi boiler fitted Sept 17 with 5 year warranty) and upvc double glazed windows. The property comprises of; integral porch, large lounge with cast iron stove burner and turning staircase off, stylish professionally fitted kitchen, landing, two bedrooms, white bathroom/shower with lovely tiling. The rear garden is beautifully laid with two patio areas and whilst being a sun trap, is very private with a leafy aspect, ideal for summer BBQ's!

Available with no upward chain we strongly recommend this property to you and we are confident that all viewers will be impressed. Call Cardwells Estates Agents Bolton for an appointment to view on 01204381281 or via email: bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Integral Porch 3' 3" x 3' 3" (1m x 1m) upvc entrance door open to the lounge

Lounge 14' 9" x 12' 10" (4.5m x 3.92m) Turning staircase off. Open fireplace and tiled hearth with cast iron wood burning stove. Laminate flooring. upvc DG window. Center and wall lights, radiator, oak internal doors to porch and kitchen.

Kitchen/Diner 11' 9" x 12' 10" (3.57m x 3.92m) (narrows to 2.47m) Professionally fitted with shaker style units, 1 1/2 bowl single drainer carbon sink top and mixer tap, base units, drawers and matching wall cupboards. Ample worktop space. Built in Stoves oven and ceramic hob with extractor hood above. Plumbed for a washing machine, space for a seperate dryer. Partial wall tiling. Ceramic tiled floor. Wall mounted gas combi boiler (brand new sept 17 and guaranteed). upvc d/g window to rear and rear entrance door.

Landing 5' 4" x 5' 2" (1.63m x 1.58m) Loft access

Bedroom 1 14' 10" x 12' 10" (4.51m x 3.92m) upvc dg window, radiator

Bedroom 2 8' 2" x 7' 7" (2.5m x 2.31m) upvc dg window, radiator, built in cupboard

Bathroom 5' 5" x 5' 0" (1.65m x 1.53m) Modern white suite. Bath with with gloss shower screen and electric shower over, wash basin set in a vanity cupboard, w/c, beautiful wall tiling, laminate flooring. Illuminated mirror, spotlight to ceiling and a heated towel rail.

Gardens attractively laid rear garden with two patio areas. Two stone boundary walls, one fenced, stocked boarders and garden shed. The garden is very private with a leafy aspect and in a natural sun trap.

Note Brand new gas combi central heating boiler is booked to be installed. It will carry a five year guarantee. Available with no upward chain.

Price £137,000 to include carpets, lights, burner, kitchen fittings, oven, hob, shed.

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

Thinking of Selling? For a limited time take advantage of Cardwells Estate Agents, Bolton offer of FREE LEGAL FEES. Cardwells will pay the solicitors fees for the sale, subject to terms and conditions. Call 01204 381281 or email bolton@cardwells.co.uk or follow the link here to arrange a free valuation. <http://www.cardwells.co.uk/get-your-free-valuation>

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