



Hough Lane

Bolton, BL7 9DE

Offers around £230,000



Presented in a beautiful country-chic design showcasing high ceilings, exposed natural materials, beam work, wall panelling and calming neutral colours, this spacious extended 2-bedroom mid-terraced stone cottage in Bromley Cross has been refurbished to contemporary standards throughout and given plenty of love by the vendors. Briefly comprising 2 large reception rooms, kitchen, 2 bedrooms, bathroom, and garden to the rear, this welcoming home is ready to move into and benefits from a fantastic location too.



Living Space

Pop your car on the street out front and make your way inside... You immediately notice the property's heritage as the warm front lounge welcomes you in – exposed stone complements the wood flooring and beam work, and a traditional multifuel burner sits within the imposing chimney breast, a perfect feature to offer a toasty orange glow during the colder winter days. Bespoke window shutters provide subtle privacy while adding to the character, and the first of several feature radiators show the characterful intent when this property was refurbished. The front lounge offers a super cosy spot to sink into the sofa, relax and unwind with loved ones.

To the rear of the home downstairs another reception room links with the kitchen, and provides a sought-after lifestyle where cooking, dining, and socialising come together perfectly, whether it's with family midweek or friends at the weekend, this setup is both practical and pleasing to the eye! Glass double doors open onto the garden from the reception aspect – a lovely addition for the approaching summer months to enjoy that indoor-outdoor lifestyle.

More beam work continues the characterful charm of the home, and a beautiful flagstone floor leads from the reception aspect into the kitchen, where natural light pours in through Velux windows and highlights the beautiful country-chic style kitchen, featuring tiled worktops and splashbacks. The kitchen is of high-quality solid wood design, and integrated appliances include everything you need – fridge, freezer, washer, dryer, Belfast sink with mixer tap, and a great Rangemaster cooker provides a double oven, warming drawer, and 5 plate gas hob while adding to the country aesthetic.

Bedrooms & Bathing

An open aspect staircase leads from the dining room upstairs, where 2 immaculate bedrooms are found, benefitting from fitted wardrobes and green views of the surrounding woodland. The bedrooms are laid out traditionally with the large master to the front and a single bedroom and the bathroom to the rear. The country feel continues in the bathroom where wall panelling complements the trendy patterned flooring and traditional fittings, and the 3-piece suite comprises bath with shower, WC, and wash basin sat atop a traditional wooden unit.

Outside Space

An easy maintenance landscaped garden sits at the rear of the home, which is a perfect sun trap for the summer months ahead! A flagstone patio sits adjacent to the home – ideal for al-fresco dining, BBQs and refreshments in the sun. Garden party anyone? At the top of the garden is an artificial lawn bordered by a picket fence and gate, and a large shed provides a handy spot to house all your gardening bits and bobs. There is a real sense of calm in this garden, likely to its position neighbouring the woodland.

Location

In the heart of the quaint Eagley valley where leafy green woodland creates a peaceful setting, this traditional millworkers' cottage dating back to the 1800s sits proud within its terraced row. A stone's throw from this property is the lush Eagley nature reserve, where a footpath perfect for runs or strolls with four legged friends runs along the brook and opens up onto the green fields.

While benefitting from a peaceful setting tucked away from the hustle and bustle of modern life, the variety of amenities in Bromley Cross, Egerton, Sharples and Astley Bridge are within walking distance, providing a selection of lovely places to eat, drink, socialise and shop. The A666 provides easy motorway access – the M61 to the south and the M65 to the north. And Bromley Cross train stations allows a direct route in Manchester city centre, and further afield across the North West and beyond.

Services & Specifics

We are advised:

The property is Leasehold and the vendor does not currently pay any ground rent.

The property is tax band B.

The property is heated via gas central heating with a Worcester combi boiler located in the kitchen.

The property is also heated via underfloor heating in the kitchen and dining room.

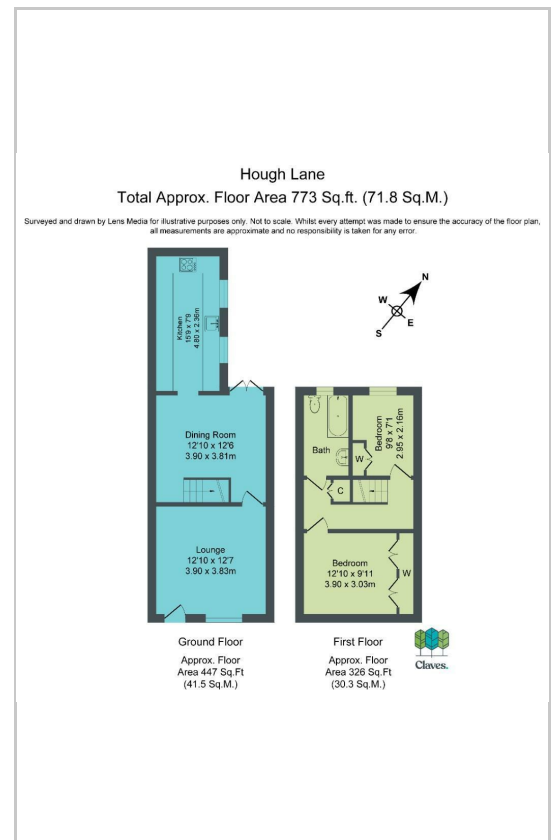
The property's services are all on mains.

The windows are all double glazed and the loft is part boarded.

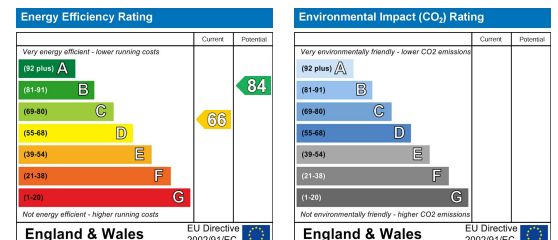
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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