



## Bury Road

Bolton, BL7 0AR

Offers around £220,000



This impeccably finished two bed cottage has recently been renovated throughout, its charming cottage character has been tastefully refined bringing it into trendy 21st century living. Benefitting from all the lovely features of a traditional cottage – exposed stone and original beam work to name just a few – the property has a certain cosy warmth to it and welcomes you with open arms, while still having that fresh, modern ambience with vibrant splashes of colour.

A quick overview of the property includes a traditional entrance vestibule, lounge, open plan kitchen-diner, uber spacious master bedroom, second bedroom, and a family bathroom. And externally the cottage benefits from a low maintenance yard and decking area providing a tranquil spot to enjoy the open countryside at the rear.





The Living Space

Turn the key, step inside, and the entrance vestibule offers an ideal home for shoes and coats, and an exposed brick inlet offers itself as a handy shelf for keys – the first of many quirky little features that tell a tale of this cottage’s heritage. The vestibule opens onto the cosy lounge where the exposed stone fireplace and feature wall creates a beautiful rustic touch and brings contrast in both colour and texture to the contemporary décor... A fresh white ceiling with modern spotlights complements the trendy grey walls and the light grey beam work, while the multifuel burner is sure to ooze warmth and a cosy glow on cold wintery days.

A charming country spacious dining kitchen is found at the back of the home which matches the character of the property just perfectly, while successfully integrating that fresh, contemporary feel. Dark grey shaker units allow the worktop to ‘pop’ with beautiful wood tones, and white metro tile splashbacks blend seamlessly with the fresh white walls. A Belling cooker holds the centre of the kitchen providing multiple ovens and five plate gas hob that’s suitable for the keenest of cooks, and a white traditional style sink and swan neck mixer tap are in keeping with that traditional cottage style. Other integrated appliances include a dishwasher, fridge and wash machine, in addition to ample cupboard and understairs storage.

Another attraction of this part of the home is the open aspect dining area, which benefits from hidden under-seat storage, plus a layout and flow to the kitchen area which is perfect for socialising with family and friends.

Sleeping & Bathing

The charming character continues upstairs where the master bedroom benefits from a generous foot print, fitted wardrobes and the same impeccable finish, with lovely green views out the front window as the cherry on top. The second bedroom also benefits from lovely green views, this time to the rear! And the bathroom is finished in keeping with the rest of the high, characterful standards, featuring smart grey tiling to the floor, stylish white metro tiling to the walls, and the suite features a walk-in / wet-room style shower, wash basin sitting atop a contrasting rustic wood cabinet, and WC.

The Outside Space

If you want a place to sit back, relax and breathe in fresh countryside air while not having the challenge of lots of garden maintenance, this lovely rural spot might just be the one! Outside the back door the cottage benefits from a yard and small outbuilding that’s perfect for storing odd bits and bobs. Then stroll up the steps to the elevated decking area and you are on the doorstep of open fields – a quiet and blissful setting to pop your feet up and enjoy the summer sun.

Village Life & More

Situated in the highly regarded Edgworth village, this cottage offers the best of both worlds – being on the doorstep of tranquil countryside, while having access to the village community and amenities in walking distance, plus the wider variety of amenities to choose from in the neighbouring Bolton, Bury, and Darwen.

Take a Sunday stroll around the local reservoirs and moorland trails, and pop into the Strawberry Duck or the famous Holden’s & Co village shop to refuel! A whole host of outdoor pursuits are also nearby including equestrian facilities, sailing and golf clubs, as well as staple amenities such as schools, restaurants, pubs and independent shops. A greater variety of eateries and shops the like lie further afield in the neighbouring villages of Bromley Cross and Egerton in Bolton, Greenmount, Holcombe, and Ramsbottom in the Bury direction, and Hoddlesden heading towards Darwen.

Despite Edgworth’s rural setting it is a well-connected village, with easy access to Bolton, Bury, and Darwen. The M61 and M66 provide easy motorway access across the country and into Manchester, and several nearby train stations, including Entwistle and Bromley Cross offer commute by rail too.

Services & Specifics

- We are advised:
- The property is leasehold with a ground rent of £8 per annum.
- The leasehold tenure is 999 years from March 1933.
- The tax band is C.
- The energy efficiency rating is higher than average.
- The property is heated via gas central heating with a Worcester combi boiler located in a cupboard in the second bedroom.
- The property can also be heated by the multifuel stove in the lounge which can burn both coal and wood.
- There is also a Hive thermostat installed.
- The property has been refurbished by the current owners over the past 5 years.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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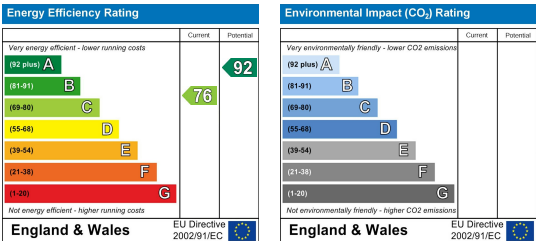
Area Map



Floor Plans



Energy Efficiency Graph



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