



Blackburn Road

Bolton, BL7 0PL

Offers around £235,000



Benefitting from scenic views to the front and rear, this extended Victorian terraced property in Edgworth is deceptively spacious with high ceilings and large rooms, featuring an impressive open plan living space comprising lounge and dining area, kitchen, three bedrooms and family bathroom. While the house offers opportunity for modernisation, it has evidently been well cared for by its previous owner. Externally the property includes low maintenance yards to front and rear, plus miles of scenic countryside on your doorstep!



The Living Space

The home welcomes you inside via an entrance vestibule which opens onto the large open plan room featuring a front lounge and dining area. A chimney breast in each room creates a traditional layout, and the front lounge benefits from an electric fire too. To the rear of the home is a good sized kitchen which again is found in great condition, and leads through to an extension which houses a utility room and downstairs WC.

Bedrooms & Bathrooms

The master bedroom sits at the front of the property spanning the full width, two large windows take full advantage of the lovely rural views, and the generous footprint ensures an abundance of space for the biggest of beds and all the furniture you'd ever need. Another good sized double is situated in the middle of the landing which again benefits from scenic views, as does the third bedroom positioned at the rear which would also be suitable as a home office. And the family bathroom includes a three piece suite featuring a corner shower, traditional wash basin and WC.

The Best of Both Worlds

Situated in an enviable position on Blackburn Road, just a hop skip and a jump from the lovely village centre of Edgworth, with scenic views of the rolling green countryside to the front and rear, this handsome Victorian terraced home offers the best of both worlds, being on the doorstep of tranquil countryside, while having access to village amenities plus the huge variety of further amenities to choose from in the neighbouring Bolton, Bury, and Darwen.

Take a Sunday stroll around the local Wayoh Reservoir and moorland trails, then pop into the Strawbury Duck or the famous Holden's & Co village shop to refuel! More outdoor pursuits, including sailing, golf, and equestrian facilities are nearby, as well as an array of amenities, such as schools, restaurants, pubs and shops. An even greater variety of amenities 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 as mentioned above. 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.

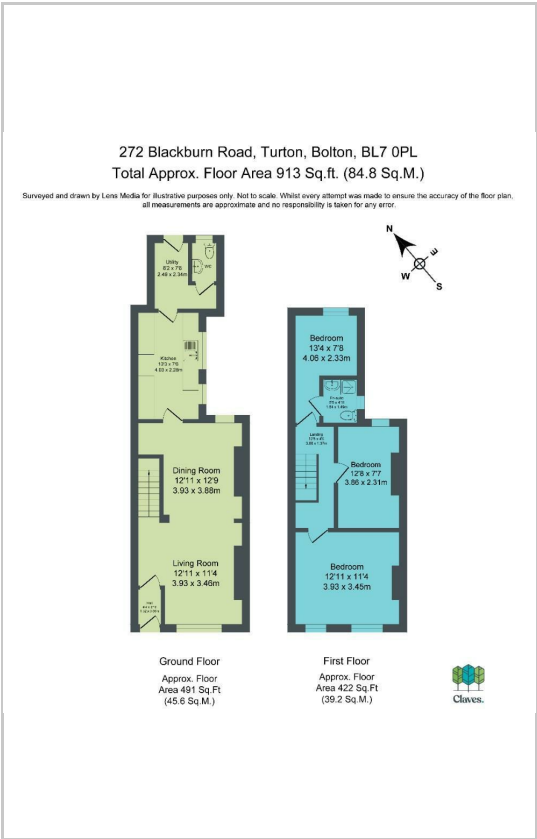
Specifics

- The tax band is C.
- The tenure is freehold.
- The boiler is a Vaillant combi located in the kitchen, which has been serviced annually.
- The property is alarmed.

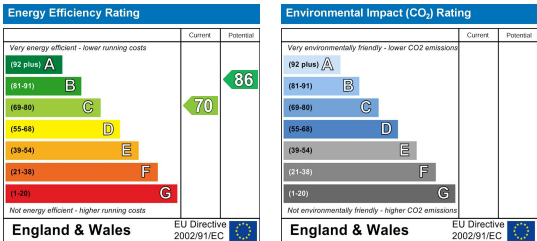
Area Map



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

Claves.

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