



## Union Street

Bolton, BL7 9SP

**Offers over £275,000**



Tucked away in a quiet and leafy green location in the heart of Egerton, this charming two-bedroom cottage is presented in immaculate condition, where character features and contemporary design blend together seamlessly to create a cosy yet stylish home. The property isn't only beautiful and ready to move into, but is spacious and airy, offering plenty of room for the practicality of modern life while still giving a quaint cottage feel. It's convenient location also means you are within walking distance to local amenities!

A brief summary of the internal accommodation includes an entrance vestibule, front lounge, open plan kitchen and dining area, two good sized double bedrooms, and main bathroom. Externally the property benefits from a garage, log store, and a newly renovated, elevated patio area.





The Living Space

The home welcomes you inside via the entrance vestibule and into the front lounge, which gives the first impression of the beautiful interiors... Three windows pour in plenty of natural light, and the exposed stone chimney breast with stone hearth and wooden mantel is home to a log burner which gives a warm, traditional, and rustic feel. Owing to the property being somewhat elevated, there's also a great amount of privacy which adds to the cosy and peaceful vibe! The décor is neutral and well presented which perfectly complements this style of cottage, and the original beams and an exposed stone feature wall add a touch of stylish contrast.

Through to the rear and the cottage opens up into a great sized open plan room comprising the kitchen and dining area, and due to its generous size there's ample room for a breakfast bar, and perhaps even a sofa too if you wish, making it a fantastic and versatile social space. The soft, neutral, stylish décor continues here with a beautiful oak-style floor and several windows streaming in lots of natural light.

The cottage kitchen comprises cream, shaker style cabinetry with complementary metro tile splashbacks, an engineered oak worktop, and a range of integrated appliances including a traditional style white sink with drainer and feature swan neck mixer tap, oven and grill with four-plate gas hob and extractor, washing machine, undercounter fridge and freezer, Bosch dishwasher, and lovely views onto the adjacent patio and leafy green surrounds.

Offering further practicality, a hardwood stable door provides access onto the rear patio and down to garage, and a large understairs closet offers storage space for all your miscellaneous bits and bobs!

The Bedrooms & Bathroom

From the open plan living space to the rear, an open aspect staircase with oak handrail and white spindles leads up to the landing, which features a beautiful arched window and more exposed beam work.

The master bedroom in this beautiful cottage is extremely generous, with a true abundance of space to accommodate a super king bed, several double wardrobes, and still lots of extra floorspace! Like the living space downstairs, the master bedroom and all other accommodation on the first floor is in pristine condition and ready to move into without lifting a finger...

The second bedroom is also a generous double with soft, neutral décor that complements the house just perfectly, with more exposed beams giving a nod to the property's heritage. A modern four-piece suite is found within the main bathroom, comprising a large walk-in shower, bath, wash basin and toilet, plus a chrome heated towel rail. Like all other rooms in the cottage, the bathroom is a great size, and benefits from contemporary tiling to both the floor and walls.

The Outside Space

Situated to the rear of the cottage in an elevated position is a beautiful suntrap patio surrounded by lovely leafy green surrounds. The patio was recently renovated and offers a private spot for al fresco dining and socialising in the summer sun. From the patio down a few steps is a log store and a single garage providing plenty of space for external storage, or to keep a small car if you wish!

The Location

In the heart of Egerton Village, this quiet and quaint location is ideally suited to those looking for a village lifestyle with a community feel and a great selection of local amenities on your doorstep.

Cafes, restaurants, and pubs are aplenty in Egerton and further afield in neighbouring Bromley Cross, as well as shops and transport links via rail and roa. Motorway access is easy via the A666, and Bromley Cross Train Station offers direct routes into Manchester and beyond.

As well as the practicalities mentioned above, this location is a visually attractive place to live, being tucked away down a quaint cobbled lane with plenty of greenery. It's an ideal location for those who prefer a quieter way of life without being too far removed from all the amenities you'd ever need. Plus, with the abundance of nearby countryside, scenic walks are aplenty too, in addition to a range of outdoor activities including golf, cycling, running, sailing, and equestrian facilities.

The Specifics

The tax band is C.

The tenure is freehold.

There is gas central heating with a Worcester combi boiler located beneath the stairs.

The house is alarmed.

The loft is part boarded with a pull down ladder.

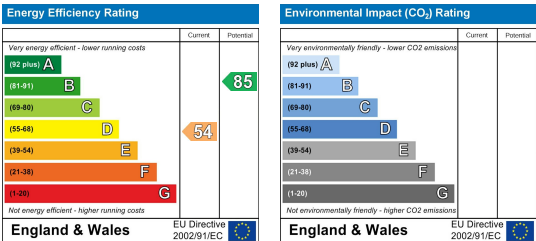
Area Map



Floor Plans



Energy Efficiency Graph



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