



Claves.



## Sandybank Road

Bolton, BL7 0AA

Offers around £350,000



Set within the highly sought-after location of Edgworth, this stone-built double front end cottage enjoys stunning open countryside views while remaining close to local amenities and transport links.

Accommodation is arranged over three floors, the property offers versatile living space including a cosy lounge, spacious dining/reception room, and a well-appointed kitchen. To the first floor are three well-proportioned bedrooms (one of which benefits from a versatile mezzanine room ideal as a home office or playroom etc) the main bedroom has a spacious walk-in wardrobe, alongside a family bathroom and separate shower room. The second floor provides is accessed via a staircase leading to converted attic room.,

Externally, a private patio area provides the perfect spot for outdoor seating and relaxation along with a detached garage. Offering a blend of character, flexibility, and scenic surroundings, this property is ideal for families or those seeking a peaceful yet well-connected setting. There are some works required but great potential is on offer!



### Kitchen Diner

The kitchen is a bright and welcoming space, combining practicality with character throughout. Fitted with a range of shaker-style wall and base units, it is complemented by quality oak worktops and generous storage. A charming focal point is the traditional range cooker, adding warmth and character to the room.

Integrated appliances include a fridge freezer and dishwasher, enhancing everyday convenience. The layout flows seamlessly into a dining area, ideal for both family living and entertaining. Finished with tiled flooring and neutral décor, this is a stylish and functional heart of the home.

### Open Plan Living Space

This impressive open plan living space offers a seamless blend of lounge and dining areas, ideal for modern family living. Generous proportions provide clearly defined zones while maintaining a bright and airy feel throughout. The dining area is set on a raised level, creating a subtle sense of separation and an ideal setting for formal meals.

Large windows and glazed doors allow for an abundance of natural light and pleasant garden views. The lounge area provides a spacious and versatile setting, perfect for both relaxing and socialising.

### Lounge

This attractive and well-proportioned reception room offers a warm and inviting space, ideal for both relaxing and entertaining. A feature cast iron open fire set within an elegant surround provides a charming focal point. The room is enhanced by a bay window with pleasant countryside views, filling the space with natural light.

A spindled staircase to the first floor adds further character and visual appeal. Generous proportions allow for versatile furniture arrangements. Finished in neutral tones with soft carpeting, the room feels bright, comfortable, and welcoming throughout. There are some works required in the bay window area of this room.

### Bedrooms

The property offers a range of well-proportioned bedrooms, each providing a bright and comfortable space for modern living. The principal bedroom enjoys pleasant countryside views and benefits from a walk in wardrobe, with potential en suite provision if desired.

Additional bedrooms are generously sized and highly versatile, ideal for family use, guests, or home working. One bedroom features a space saver staircase leading to a mezzanine room, creating a unique and flexible layout. This upper level is perfectly suited as a home office, studio, or additional sleeping space. Large windows throughout enhance the sense of light and showcase the attractive views. The rooms are well laid out to accommodate a variety of furniture arrangements with ease. Neutral décor throughout provides a blank canvas ready to suit a range of tastes. There is an additional staircase leading to a spacious attic room with velux windows which would also be ideal for a variety of uses.

Altogether, the bedrooms provide an excellent balance of character, space and functionality, perfectly suited to modern family living.

### Bathroom & Shower Room

The property is served by both a three-piece shower room and a three-piece family bathroom, offering excellent convenience for modern living. The shower room is fitted with a walk-in shower enclosure, low level WC and wash hand basin, finished with tiled walls for a clean and practical finish.

The family bathroom comprises a panelled bath with shower over, pedestal wash basin and WC. Neutral tiling and décor create a bright and timeless feel throughout both spaces. Well-proportioned layouts ensure ease of use while maximising available space.

Both rooms are well maintained and provide functional yet comfortable facilities for everyday use.

### Outdoor Space

Externally, the property enjoys a charming and private outdoor setting to both the front and rear aspect, ideal for relaxing or entertaining.

The rear paved patio area provides ample space for outdoor seating and dining, surrounded by mature planting and established greenery. The garden benefits from a pleasant outlook, with far-reaching countryside views creating a peaceful backdrop. A detached garage offers useful storage or off-road parking potential. Stone boundary walls enhance both privacy and character, complementing the property's traditional style. The space is low maintenance yet full of potential for further landscaping or personalisation. Well positioned to enjoy sunlight throughout the day, the garden offers a tranquil retreat.

Overall, the outdoor area combines practicality with scenic appeal, perfect for modern lifestyles.

### Location

Situated on Sandybank Road in the desirable area of Edgworth, this property enjoys a semi-rural setting with stunning open countryside on the doorstep. The location offers a perfect balance of peace and convenience, with the charming villages of Edgworth, Egerton and Chapelton nearby, providing a range of local shops, cafés and amenities.

Bolton town centre is within easy reach, offering a wider selection of retail, dining and leisure facilities, while excellent transport links connect to Bury, Blackburn and Manchester for commuters. The area is also well regarded for its access to scenic walking routes making it for those who enjoy outdoor and countryside pursuits.

### Key Details

Tax band: D  
 Tenure: Freehold  
 Heating: Gas boiler and radiators  
 Boiler: Located in the kitchen  
 Water: On rates, no meter

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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## Area Map



## Floor Plans



## Energy Efficiency Graph

