



Park Row

Bolton, BL1 7JY

Offers over £265,000



Occupying a desirable position within the heart of the ever-popular Eagley conservation area, this beautifully presented grade 2 listed stone-built cottage effortlessly blends period charm with modern living. Arranged over three floors, the property retains a wealth of original features including stone fireplaces, exposed floorboards and characterful detailing, whilst benefitting from stylish contemporary finishes throughout.

Offering deceptively spacious accommodation, a private enclosed courtyard garden and the rare advantage of off-road parking, this charming home is perfectly suited to those seeking character style living without compromise. Ideally placed for highly regarded schools, local amenities, Bromley Cross railway station and picturesque countryside walks, this is a wonderful opportunity to acquire a character home in a fantastic setting!



Living Space

The property is entered via a welcoming entrance porch leading into a beautifully presented lounge, a warm and inviting reception room centred around a striking stone fireplace with open grate fire. Rich in character, the room is further enhanced by bespoke fitted cabinetry, plantation shutters, exposed stone flagged flooring and tasteful décor, creating an elegant yet comfortable living space.

To the rear, the spacious dining room provides an excellent setting for both everyday family life and entertaining guests. Featuring a charming log-burning stove recessed within the chimney breast, attractive stone flooring and ample space for a large dining table, this versatile room perfectly balances character and practicality. A useful under-stairs storage cupboard and staircase rising to the first floor complete the space.

Accessed directly from the dining room, the contemporary kitchen has been thoughtfully designed to maximise both storage and functionality. Fitted with a range of modern wall and base units complemented by contrasting work surfaces, tiled splashbacks and integrated appliances, the kitchen also benefits from direct access to the enclosed rear courtyard, seamlessly connecting indoor and outdoor living.

Sleeping and Bathing

The first floor continues to impress, offering two well-proportioned bedrooms and a stylish family bathroom. The principal bedroom is a particularly generous retreat, featuring exposed original floorboards, fitted wardrobes and bespoke bedroom furniture, whilst enjoying the added luxury of a private en-suite shower room. Beautifully presented throughout, the room effortlessly combines character and comfort.

A further double bedroom overlooks the rear aspect and offers a versatile space ideal for a child's bedroom, guest accommodation or home office. Completing the first floor is the contemporary family bathroom, fitted with a modern three-piece suite incorporating a panelled bath with rainfall shower over, vanity wash basin and WC, finished with attractive tiling and stylish fittings.

Occupying the entire second floor, the converted attic provides an impressive third bedroom and represents one of the property's most versatile spaces. Filled with natural light from twin roof windows and enhanced by exposed timber beams, the room offers excellent proportions and flexibility, making it equally suited as a guest suite, principal bedroom, home office or hobby room. The central heating boiler is housed within a storage cupboard.

Outside

Externally, the property enjoys a delightful enclosed courtyard garden, providing a private and low-maintenance outdoor space ideal for relaxing, entertaining and al fresco dining. Surrounded by attractive stone walls, the courtyard offers a charming setting that complements the character of the home whilst benefiting from a high degree of privacy.

A particularly noteworthy feature is the rare advantage of off-road parking, accessed via a traditional stone-built boundary wall with timber gate opening onto the rear service lane. In an area where parking is often at a premium, this valuable addition further enhances the practicality and appeal of this characterful cottage.

Location

In a quaint yet well connected location in Eagley, this property is conveniently positioned with a variety of good schools and amenities practically on your doorstep. Starbucks is within a few minutes' walk, Lidl and Asda are just a few minutes' drive down Blackburn Road in Astley Bridge, and the neighbouring areas of Bromley Cross and Egerton provide a selection of mini supermarkets, independent shops, pubs cafes and restaurants. Eagley Brook & Nature Reserve is also just a hop skip and jump from this property, providing scenic green spaces ideal for dog walks.

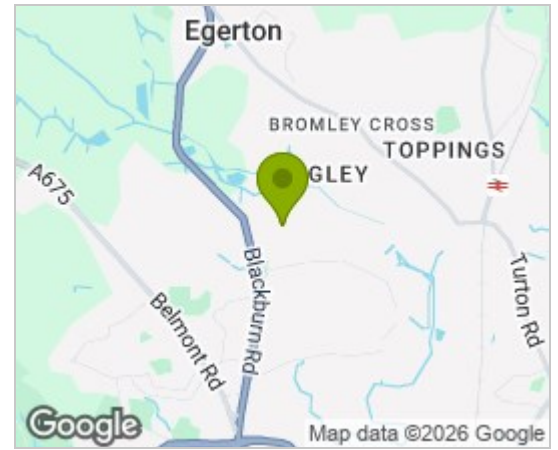
Specifics

The property is Grade II listed and dates back to the 1830s.

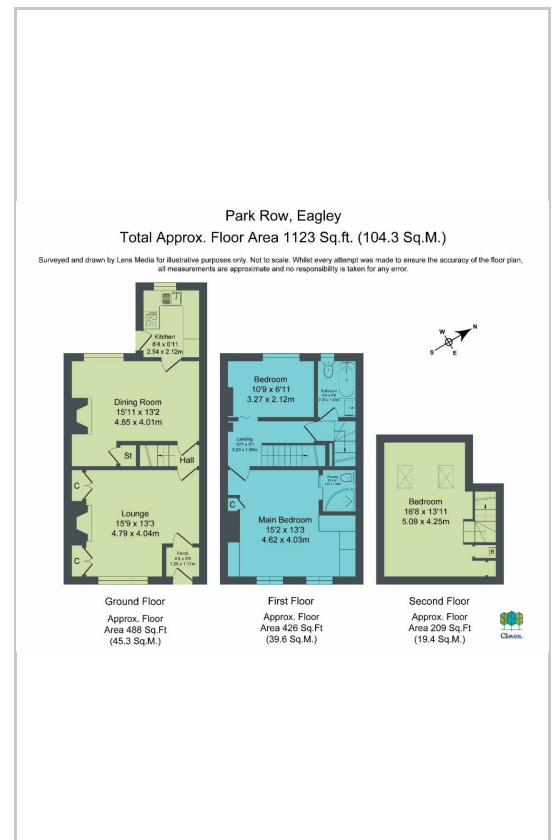
Council Tax Band - C

The tenure is Leasehold with a ground rent of £3 per annum dating from the 1830's over a 999 year term

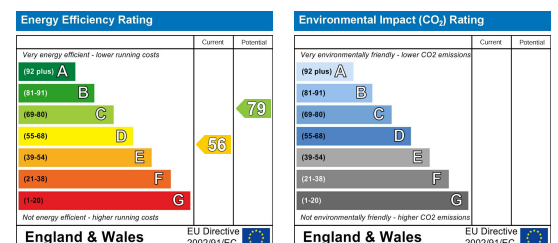
Area Map



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.

Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.

t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk