



- Detached True Bungalow
- Beautifully Presented Throughout | Chain Free
- Backing onto Countryside
- Spacious Lounge
- Modern Kitchen-Diner | Utility
- Three Well-Sized Bedrooms
- 4-Piece Family Bathroom
- Gardens to Front and Rear
- Driveway & Garage
- Close to Entwistle & Wayoh Reservoirs

298 Blackburn Road, Turton, Bolton, BL7 0PL

Welcome to 298 Blackburn Road...

Tucked away in the highly desirable village of Edgworth, this beautifully presented true bungalow enjoys a tranquil setting with stunning open views to both the front and rear. Garden-fronted and set back from the road, the property features a driveway for two to three vehicles and a garage, and is offered for sale with no onward chain. Ready to move into and enjoy from day one, the accommodation briefly comprises: porch, spacious lounge, modern kitchen-diner, utility room, three well-sized bedrooms, and a contemporary 4-piece bathroom. Viewing is highly recommended to appreciate the peaceful location and immaculate presentation of this lovely home.

A Closer Look...

After parking on the driveway, step through the smart composite front door into the large porch—an ideal space to store coats and shoes before entering the welcoming hallway. To the right, the lounge is bright and inviting, with natural light streaming through the large picture window that perfectly frames the countryside views to the front. A feature gas fireplace adds a cosy focal point for the colder months. Across the hallway, the modern kitchen-diner is fitted with sleek white gloss units and a range of integrated appliances including a Neff Slide & Hide oven, 4-ring gas hob with extractor, fridge, and dishwasher. A full-height pantry provides useful storage, and the stainless-steel sink sits beneath a window capturing the uninterrupted views of open fields behind the home. Just off the kitchen, the utility room offers additional storage and plumbing for laundry appliances, with a door leading out to the rear garden.

Bed and Bath...

Follow the hallway to discover three bedrooms and the family bathroom, along with two generous linen closets. There is also access to the large loft, which has boarding for storage and offers scope to be converted into living accommodation. The master bedroom is a spacious double with sleek white fitted furniture. Bedroom two is also a good double size, with leafy views over the rear garden, while bedroom three is a versatile space—ideal as a guest room, home office or snug lounge—with patio doors opening directly onto the garden. Completing the accommodation, the 4-piece bathroom is fully tiled in soft white and grey tones and features a bathtub, large walk-in rainfall shower, vanity basin, W.C., and heated towel rail.

The Garden...

Step outside into the delightful rear garden—a serene retreat with a flagged patio and neatly kept lawn surrounded by mature flowerbeds. A wooden picket fence borders the open fields and uninterrupted countryside beyond, creating a stunning countryside backdrop for summer BBQs, morning coffees, or peaceful evenings watching the sunset.

The Location...

Situated in Edgworth, a traditional English village known for its pretty stone properties where walks and countryside beckon within your easy reach. Venture outside and immerse yourself in the idyllic countryside surroundings, with picturesque walking trails right at your doorstep. Explore the beauty of the nearby Entwistle or Wayoh Reservoir, where tranquil walks around its scenic loop offer delightful encounters with nature's wonders. Indulge in local delights like Holdens Ice Cream parlour for a sweet weekend treat or savour brunch at The Hideaway Café. Stock up on gourmet essentials from esteemed independent shops, such as Whiteheads Butchers and the Edgworth Deli, ensuring culinary delights await at home. For sports, Edgworth boasts a cricket club and a bowling green, whilst The Barlow is the hub of the village, hosting an array of activities for all ages. Families will appreciate the proximity to Edgworth C Of E Primary School and convenient access to Turton High School for quality education. Commuting is a breeze with Entwistle Train Station just a five-minute drive away, providing easy connections to Clitheroe, Manchester, and beyond via the M65 motorway network.

£495,000

www.williamthomasestates.co.uk

454 Darwen Road, Bromley Cross, Bolton, BL7 9DX

Front Elevation



Porch



Entrance Hall



Lounge



Kitchen-Diner





Kitchen Additional Pictures



Utility



Hallway



Master Bedroom & Views



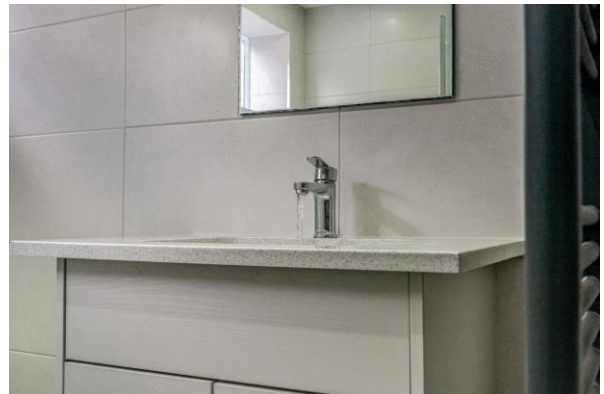
Bedroom Two



Bedroom Three



Bathroom





Rear Garden



Aerial Photos



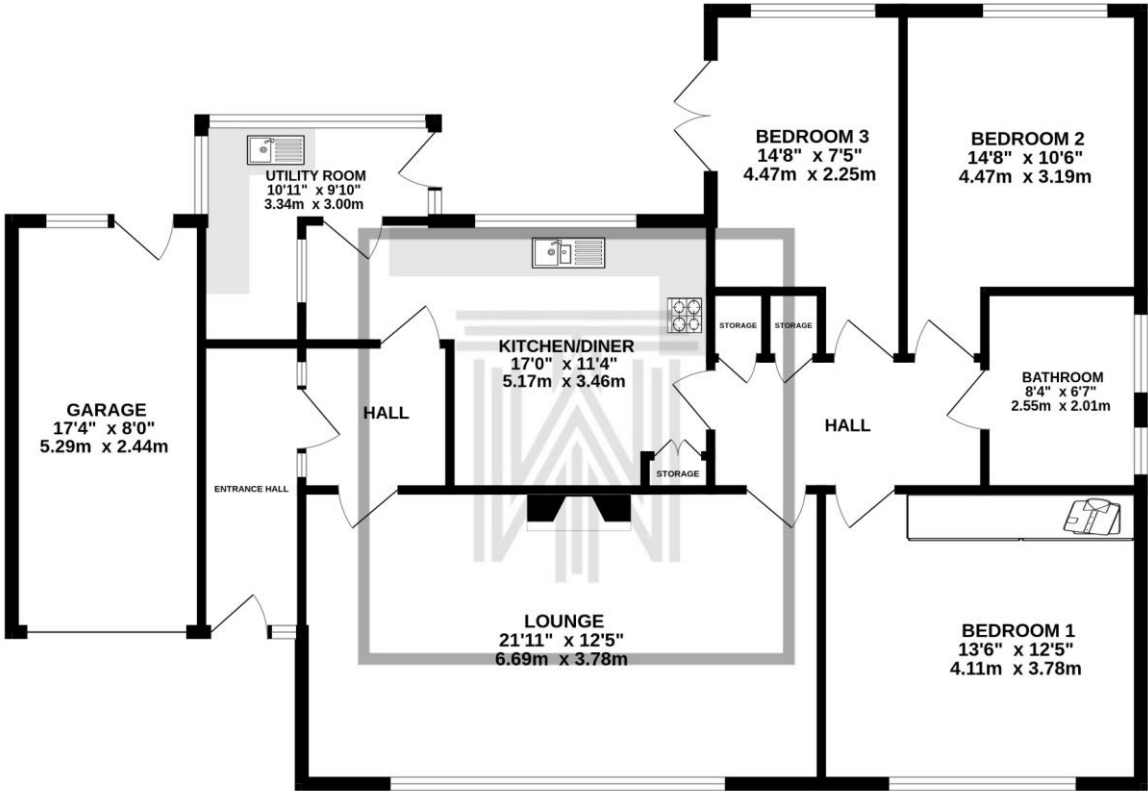
Additional Front Elevation



Agents Notes

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GROUND FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



298 BLACKBURN ROAD - MARKETING BY WILLIAM THOMAS ESTATE AGENTS

TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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