

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

2 New Eagley Mills Cottages, Ashworth Lane, Bolton, BL1 8RY

The Property... Welcome to 2 New Eagley Mills Cottages...

A charming three-bedroom mid-stone cottage, tucked away in a tranquil and peaceful setting, offered with no onward chain. This well-loved home offers plenty of potential for buyers looking to put their own stamp on a property. Briefly comprising a welcoming lounge, kitchen, basement, three bedrooms and a family bathroom. Externally, the property benefits from a front garden, convenient parking and a lovely rear decking area backing directly onto the brook. Situated just off the lane on Hathaway Drive, this cottage enjoys the best of both worlds – a peaceful setting with a wealth of amenities close by, including supermarkets, pubs, shops and schools, alongside some lovely nearby walking routes to enjoy.

A Closer Look...

Step into the entrance hallway and to your right, you will find the spacious lounge, complete with a feature fireplace and a log burner. A back door provides direct access to the rear decking, where you can enjoy a lovely outlook backing onto the brook. Continue through to the kitchen, fitted with a range of wall and base units offering ample storage and space for your appliances. From here, stairs lead down to the basement, providing useful additional space.

Upstairs...

Upstairs, you will find three well-proportioned bedrooms and a three-piece family bathroom. Bedroom one is a generous double positioned to the rear of the home, enjoying a lovely outlook over the peaceful brook. Bedrooms two and three are also both well-sized doubles, offering comfortable accommodation. The family bathroom is fitted with a three-piece suite comprising a wash basin, WC and bath with an overhead shower.

Outside...

To the front of the property, there is convenient parking alongside a front garden/ lawn area, offering plenty of potential for gardeners. To the rear, the decking provides the perfect spot for your outdoor furniture to enjoy the peaceful surroundings, with lovely views across the brook and the surrounding nature and wildlife.

The Location...

Located just off Hathaway Drive places this home within convenient reach of everyday amenities. Local supermarkets including Asda are less than 10 minutes' drive away, while Middlebrook Retail Park offers a wider range of shopping and dining options.

Leisure facilities are plentiful, plus several local parks offering a range of fitness and recreational opportunities. Healthcare is easily accessible, with Royal Bolton Hospital less than 15 minutes away by car. For commuters, there are strong transport links: Lostock and Bolton train stations offer regular services to Manchester and beyond and Manchester Airport is approximately 30 minutes by car, making domestic and international travel particularly convenient. Eagley Nature Reserve is literally on your doorstep for some beautiful walks with the kids and dogs.

£0.00

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Mid-Stone Cottage
- Tucked Away In A Tranquil Location
- No Chain
- Lounge
- Kitchen
- Basement
- Three Bedrooms
- Bathroom
- Parking
- Front Garden And Rear Decking

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Front Elevations



Lounge



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Kitchen



Stairs And Basement



Bedroom One



Bedroom Two



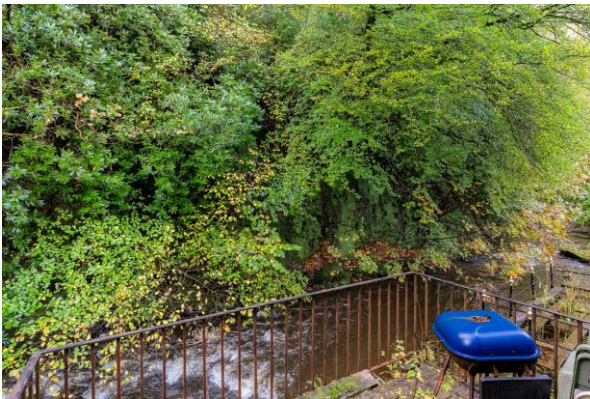
Bedroom Three



Bathroom



Rear Decking And Views





Front Garden



Agents Notes

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