

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.

164 Blackburn Road, Bromley Cross, Bolton, BL7 9SB

Welcome To 164 Blackburn Road...A charming mid-stone cottage, recently renovated and ready unpack and move in. Set in Egerton this property is within close walking distance of all local amenities including restaurants, cafés, as well as woodland and moorland. Briefly comprising of a lounge, kitchen, two double bedrooms, three-piece bathroom and a rear courtyard. Ideally located for access to excellent school provisions, as well as transport links.

Step Inside...

Step through into the spacious lounge, featuring wooden ceiling beams and a fireplace with a log burner, creating a cosy cottage living space. Positioned to the rear, the kitchen-diner is fitted with stone coloured wall and base units complemented by quartz worktops and a central island with a breakfast bar. Integrated appliances include an electric hob, oven, extractor hood, dishwasher and a fridge freezer along with space for washing machine.

Up to Bed...

To the first floor there are two well-proportioned bedrooms and a stylish three-piece bathroom. The master bedroom is a generous double to the front of the home with fitted wardrobes, while bedroom two is also a spacious room, positioned to the rear of the home, offering flexibility. The three-piece bathroom is fully tiled and comprises a vanity basin, WC, heated towel rail and a bath with overhead and hand held shower heads.

Step Outside...

Into the rear courtyard, a large area provides space for your outdoor furniture, to enjoy during the warmer summer months. For added convenience there is a shed for extra storage and a side gate that gives access for your bins.

The Location...

Situated on Blackburn Rd in a vibrant part of Egerton, a fabulous setting for those who love to spend their spare time in the countryside as you have footpaths close by to link up with amazing walks. Peacefully set on the edge of Egerton Village, pay a visit to one of the selection of pubs and restaurants

such as The Cross Guns, Bistro 341, Cibo, and Ciao Baby for classic Italian cuisine. For breakfast, brunch and lunch, explore the menus of local cafes such as Bakers...within walking distance. Egerton Park has a playground for children and don't forget the cricket club which is outside your back door! Turton Golf Club is also nearby for those wishing to work on their drive.

£245,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Mid-Stone Cottage
- Lounge
- Kitchen
- Two Bedrooms
- Three-Piece Bathroom
- Rear Courtyard
- Renovated To High Standards
- Close To All Local Amenities

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External Elevations



Lounge





Kitchen-Diner



Feature Photo



Landing



Master Bedroom



Bedroom Two



Three-Piece Bathroom



Rear Courtyard





Agents Notes

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