WILLIAM THOMAS
SALES & LETTINGS
www.williamthomasestates.co.uk 01204 590130 info@wtestates.co.uk

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.

151 Bolton Road, Turton,, Bolton, BL7 0AF

The Property…A charming and characterful mid-stone cottage with stunning views, nestled within the highly sought-after village of Edgworth. This unique home dates back to 1860 and comes with a fascinating history. The property was previously used as both a blacksmith's and a cobbler's, while the neighbouring properties once housed local grocery shops and sweet shops. Briefly comprising a lounge, kitchen-diner, utility room and downstairs bathroom, four well-proportioned bedrooms and a three-piece shower room. Externally, the property benefits from a rear yard and a balcony. This property is ready to move in, unpack and enjoy. Viewing is highly recommended to appreciate everything it has to offer!

Step Inside...
Into the entrance vestibule and kick off your shoes before continuing into the welcoming hallway. The lounge is positioned just off the hallway and features fitted storage cupboard, a characterful fireplace with an electric fire and fitted shutter blinds. Continue through to the kitchen-diner, an open space offering ample room for a dining table. The room showcases an exposed stone wall and patio doors that open directly onto the balcony - perfect to take in the beautiful surrounding views. The kitchen is fitted with stylish dark navy base units, complemented by tiled splashbacks and Quartz worktops. Integrated appliances include a dishwasher, Kennington Range cooker and extractor hood, alongside a Belfast sink and space for a fridge-freezer. A doorway from the kitchen leads downstairs, where you will find the fourth bedroom, utility room and bathroom. The hallway continues the property's character with an original exposed stone wall, while also providing a useful storage cupboard and access to the rear yard. The fourth bedroom is currently used as a second lounge/snug and features a stone fireplace, creating a cosy and versatile space. The utility room and bathroom benefits from fitted green cabinets with space for both a washing machine and tumble dryer. As well as a WC, vanity basin, walk-in shower with both overhead and handheld fittings and a Japanese soaking tub, complemented by part-tiled walls in green tones.

Bedtime & Baths...
Upstairs, you will discover three well-proportioned bedrooms and a three-piece shower room. The master bedroom is a generously sized double, positioned to the front of the home and features fitted shutter blinds, a charming fireplace and a useful storage cupboard. Bedroom two is also a spacious room, currently used as a dressing room and enjoys stunning far-reaching countryside views. The three-piece shower room comprises an enclosed shower, WC, wash basin and a heated towel rail. Continue up the second staircase and you will find the third bedroom. Now utilised as a home office, this versatile space offers ample room

for a double bed and other furniture. The current owners have added extra Velux windows, allowing plenty of natural light to flood the room while also viewing over of the beautiful rear-facing views towards The Wayoh Reservoir and Chapeltown.

Step Outside...
To the rear of the property, you will find a yard featuring a spacious patio area, perfect for relaxing during the warmer summer months. The current owners have also added a balcony, accessed directly from the kitchen-diner, providing an elevated spot to sit back, soak up the sunshine and take in the picturesque surrounding views.

The Location...
Situated in Edgworth, a traditional English village known for its pretty stone properties where walks and countryside beckon within your easy reach. The church and primary school allow families to fully immerse themselves in all that village life has to offer and in the centre, an assortment of amenities are on hand, including a selection of local shops, pubs and restaurants, doctors', dentist, post office and hairdresser. Edgworth boasts a cricket club and a bowling green whilst The Barlow is the hub of the village, hosts an array of activities for all ages.

£349,000

WILLIAM THOMAS
SALES & LETTINGS
www.williamthomasestates.co.uk 01204 590130 info@wtestates.co.uk



- A charming and characterful mid-stone cottage with stunning views
- Lounge
- Kitchen-Diner
- Utility Room And Downstairs Bathroom
- Four Well-Proportioned Bedrooms
- Three-Piece Shower Room
- Front Yard And Balcony
- Set In The Picturesque Countryside

151 Bolton Road, Turton,, Bolton, BL7 0AF

The Property…A charming and characterful mid-stone cottage with stunning views, nestled within the highly sought-after village of Edgworth. This unique home dates back to 1860 and comes with a fascinating history. The property was previously used as both a blacksmith's and a cobbler's, while the neighbouring properties once housed local grocery shops and sweet shops. Briefly comprising a lounge, kitchen-diner, utility room and downstairs bathroom, four well-proportioned bedrooms and a three-piece shower room. Externally, the property benefits from a rear yard and a balcony. This property is ready to move in, unpack and enjoy. Viewing is highly recommended to appreciate everything it has to offer!

Step Inside...
Into the entrance vestibule and kick off your shoes before continuing into the welcoming hallway. The lounge is positioned just off the hallway and features fitted storage cupboard, a characterful fireplace with an electric fire and fitted shutter blinds. Continue through to the kitchen-diner, an open space offering ample room for a dining table. The room showcases an exposed stone wall and patio doors that open directly onto the balcony - perfect to take in the beautiful surrounding views. The kitchen is fitted with stylish dark navy base units, complemented by tiled splashbacks and Quartz worktops. Integrated appliances include a dishwasher, Kennington Range cooker and extractor hood, alongside a Belfast sink and space for a fridge-freezer. A doorway from the kitchen leads downstairs, where you will find the fourth bedroom, utility room and bathroom. The hallway continues the property's character with an original exposed stone wall, while also providing a useful storage cupboard and access to the rear yard. The fourth bedroom is currently used as a second lounge/snug and features a stone fireplace, creating a cosy and versatile space. The utility room and bathroom benefits from fitted green cabinets with space for both a washing machine and tumble dryer. As well as a WC, vanity basin, walk-in shower with both overhead and handheld fittings and a Japanese soaking tub, complemented by part-tiled walls in green tones.

Bedtime & Baths...
Upstairs, you will discover three well-proportioned bedrooms and a three-piece shower room. The master bedroom is a generously sized double, positioned to the front of the home and features fitted shutter

blinds, a charming fireplace and a useful storage cupboard. Bedroom two is also a spacious room, currently used as a dressing room and enjoys stunning far-reaching countryside views. The three-piece shower room comprises an enclosed shower, WC, wash basin and a heated towel rail. Continue up the second staircase and you will find the third bedroom. Now utilised as a home office, this versatile space offers ample room for a double bed and other furniture. The current owners have added extra Velux windows, allowing plenty of natural light to flood the room while also viewing over of the beautiful rear-facing views towards The Wayoh Reservoir and Chapeltown.

Step Outside...
To the rear of the property, you will find a yard featuring a spacious patio area, perfect for relaxing during the warmer summer months. The current owners have also added a balcony, accessed directly from the kitchen-diner, providing an elevated spot to sit back, soak up the sunshine and take in the picturesque surrounding views.

The Location...
Situated in Edgworth, a traditional English village known for its pretty stone properties where walks and countryside beckon within your easy reach. The church and primary school allow families to fully immerse themselves in all that village life has to offer and in the centre, an assortment of amenities are on hand, including a selection of local shops, pubs and restaurants, doctors', dentist, post office and hairdresser. Edgworth boasts a cricket club and a bowling green whilst The Barlow is the hub of the village, hosts an array of activities for all ages.

£349,000

Rear Elevation



Front Elevations









Hallway





Lounge









Kitchen-Diner









Kitchen-Diner





Balcony









Hallway



Fourth Bedroom







Utility Room And Downstairs Bathroom









Landing



Master Bedroom









Bedroom Two





Views



Shower Room





Third Bedroom









Feature Photo



Yard







Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property