



**WILLIAM THOMAS**  
ESTATE AGENTS

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## **DRAFT**

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

## **35 Blackburn Road, Edgworth, Bolon, BL7 0BA**

Stylish decor...perfectly presented...fabulous location...what more could you ask for? This gorgeous stone cottage has accommodation over three floors so lots of space including two reception rooms...

**The Property** - If you have ever strolled in the centre of Edgworth village and daydreamed of living in a character cottage.... now is your chance! This three storey stone cottage is absolutely adorable and is in pristine condition with incredible attention to detail throughout, there really is nothing to do in this lovely house other than move in, light the fires and put your feet up. You can't fail to be impressed by the many wonderful features which include, high ceilings, deep skirts and log burning stoves....to mention just a few. Outside is the loveliest little courtyard which truly looks as though we've copied and pasted the photos from "Beautiful Homes". With a south westerly aspect, its the perfect little suntrap.

**Step Inside** - You enter this cottage via a vestibule with an original tiled floor, giving a gentle nod to its age. Through into the hallway, you'll notice the lovely original wood flooring underfoot. The lounge is surprisingly spacious with plenty of room for two sofas, a gas fire take centre stage and will keep the room cosy and warm. Follow us through to the kitchen. On entering the kitchen you are immediately struck by how light this room is. Its the perfect spot to sit and enjoy a coffee with the sun streaming in through the window. Dove grey units with wooden worktops fitted on two sides of the kitchen give plenty of storage and workspace. A Rangemaster Belfast sink placed in front of the windows allows you to immerse yourself in the view whilst washing up although you have got an integrated dishwasher plus a fridge freezer! There is a large Rangemaster cooker with double oven and extractor hood.

Don't worry about where to put the washing machine and dryer ... that's covered. You have an invaluable laundry room and large storage area on the lower level, next to the utility is a workshop, perhaps a craft room or somewhere to tinker on those projects you've been meaning to finish off. The second reception room is also on the lower level, this is a beautiful room with a log burning stove to give a warm glow. It has a beautiful Indian Stone flagged floor which runs through to the utility room and the useful downstairs toilet and sink. Double doors opening out onto the charming courtyard, bright and light in summer bringing the outside in yet cosy in winter thanks to the log burner. How will you use this space?... office?... formal dining area?... somewhere for the children to have their own space....or will you keep it for yourself as a tranquil sitting room retreat.

Upstairs there are two double bedrooms accessed off an open hallway with more handy storage. The impressive 4 piece bathroom is full of style and charm with a free standing bath, loo and sink. There is a separate shower enclosure, a large fitted wall mirror with storage cupboards and spotlights above. Back to the landing and a staircase leads to an excellent attic room with two velux window and beams to the ceiling,

**The Location** - Set right in the centre of Edgworth Village, this is an extremely popular location and it's easy to see why, its charming character properties, stunning countryside and fabulous walks in addition to all of the activities in the village. The Barlow is the Community Hall in the centre which hosts an array of activities with the local primary school just up Bolton road. The village even has its own cricket green and bowling green as well as pubs, restaurants, doctor, dentist, hairdressers, post office and of course the famous ice cream shop! All of this make Edgworth, quite deservedly, in such high demand. Bolton, Bury and Manchester are all only a short drive or train journey away

**£0.00**



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- Impressive Stone Cottage
- Extremely Spacious/Show House Condition
- Lounge/Dining Kitchen/Lower Ground Floor WC
- Sitting Room/Utility Room/Workshop
- Two Good Sized Bedrooms/Fabulous 4 Piece Bathroom
- Excellent Attic Room
- Pleasant Rear Flagged Courtyard
- Highly Desirable Position Of Edgworth
- Internal Inspection Highly Advised

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**£0.00**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

454 Darwen Road Bromley Cross Bolton

Entrance Hallway



Lounge





**Kitchen-Diner**



**Additional Kitchen Pictures**





Lower Ground Floor



Sitting Room





### Additional Pictures



### Utility Room



### Workshop Room

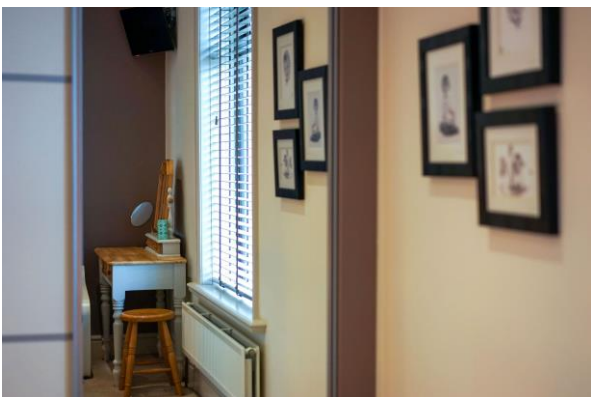




Downstairs WC



First Floor



**Additional Pictures**



**Bedroom 2**



**4 Piece Bathroom**





### Attic Room





## Outside



## Rear Views



## 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