



**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 \_\_\_\_\_

## **9 Brandwood Fold, Turton, Bolton, BL7 0AJ**

### **The Property**

A charming grade 11 listed stone cottage located in a tucked away hamlet in Edgworth Village, close to all the village amenities and open countryside. It provides picturesque views to the rear over open countryside.

**Step Inside-** Into your entrance vestibule, where you can kick off your shoes and hang up your coats. The first room to discover is your lounge with a window looking over the front garden, stairs lead to the first floor and a door leads to your impressive dining-kitchen, featuring wall and floor units with built in oven and Bosch gas hob with a contemporary style extractor hood above. A window takes advantage of the wonderful views.

**Bedtime & Baths-** The landing connects you to two good sized double bedrooms and your 3 piece family bathroom.

**Step Outside-** There is a flagged and stone shingled garden area to the front, the rear also provides a flagged and decorative stoned patio to sit out and relax in the summer sun!

**Out & About-** Edgworth is a highly regarded and much admired village surrounded by exceptional countryside making it a perfect choice for those wanting to get away from it all yet be within a short drive or train journey to neighbouring towns. The Manse is situated virtually on the doorstep to The Wayoh reservoir and a stone's throw from the church and the school so you really are immersed in village life and all it has to offer. For the doctor, dentist, post office, hairdresser and local shops you are just a short wander up the road not to mention the cricket club, bowling green and The Barlow which is the hub of the village with an array of activities.

**£200,000**

**[www.williamthomasstates.co.uk](http://www.williamthomasstates.co.uk)**  
454 Darwen Road Bromley Cross Bolton



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- Fabulous Stone Cottage
- Picturesque Rear Views Open Countryside
- Desirable Location Of Edgworth
- Lounge/Impressive Kitchen-Diner
- 2 Double Bedrooms
- 3 Piece Bathroom
- Gardens to Front & Rear
- Internal Inspection Highly Advised

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Entrance Vestibule

Lounge



Kitchen-Diner



**First Floor**



**Bedroom 1**



**Bedroom 2**



**3 Piece Bathroom**



**Garden**



**Front Garden**



**Rear Elevation**

## 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