



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

## **18 Blackburn Road, Turton, turton, Bolton, BL7 0BB**

### **18 Blackburn Road, Edgworth**

Welcome to a charming chocolate box Georgian cottage, a historical gem built in 1807, nestled in the heart of Edgworth. This home boasts two double bedrooms, a beautiful cottage kitchen, and original period features throughout, preserving the timeless character of its era. Additionally, the property comes complete with a cellar, offering exciting potential for future renovation projects that allow you to enhance the living space while maintaining the unique charm and historical appeal of this enchanting property.

Embrace the unique beauty of this Georgian cottage and make it your own piece of history! **A Closer Look...** This home oozes curb appeal, with a postcard-perfect front garden and art-deco, stained glass wooden front door. As you step through the entrance vestibule, you're greeted with the bright and airy lounge, with feature fireplace with 'living flame' gas fire and stone hearth.

Through the glazed door, the kitchen showcases cream shaker-style base and wall units, complemented by butcher's block worktops. The space is well-lit with two wide windows, and a traditional-style cream range cooker with a 5-ring gas hob, integrated dishwasher, and washer-dryer provide modern conveniences with traditional charm. Additionally, there's an understairs storage cupboard with a door leading to the storage cellar, while a wooden door offers access to the rear courtyard.

### **Up to Bed...**

Ascending the stairs, the landing offers an inviting space for a cosy reading nook and a bookcase, providing an ideal spot for relaxation.

The master bedroom, remarkably spacious for a traditional cottage, offers a calming retreat for your evening routine. The window showcases stunning views over Edgworth and towards Manchester, creating a serene environment. In-built wardrobe storage ensures organization and a clutter-free space.

The second double bedroom, also generously sized, features convenient in-built storage and enjoys views of the gardens behind the cottage.

A family bathroom, adorned in traditional period style, completes the first floor with a shower over the bath, W.C., pedestal basin, and part-tiled elevations in timeless white and black. This enchanting cottage combines historical charm with modern comfort.

### **Outside...**

To the rear of the property is a cobbled courtyard, with a raised planter beautifully crafted out of stone to match the surroundings. A perfect spot for enjoying an evening glass of wine in the sun, with hassle-free maintenance!

### **Out and About...**

Set right in the heart 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.

**£225,000**

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

454 Darwen Road Bromley Cross Bolton



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- Postcard Perfect Cottage
- Built in 1807 with Period Features
- Country Kitchen & Range Cooker
- Two Double Bedrooms
- Traditional 3-Piece Family Bathroom
- Cellar
- Rear Cobbled Courtyard

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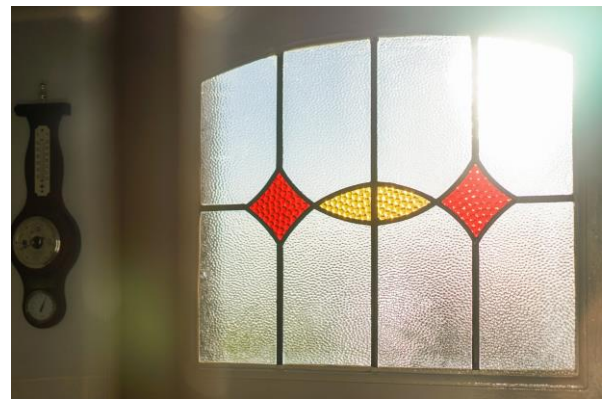
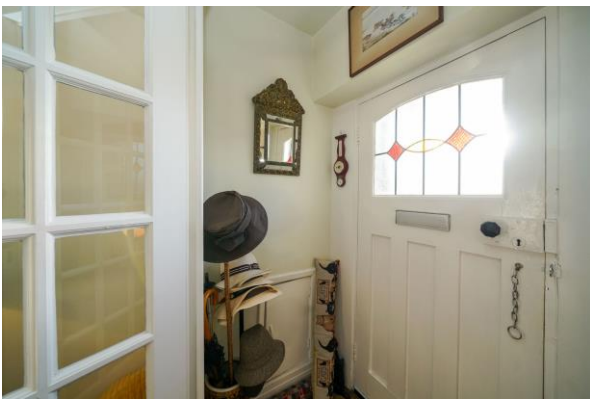
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Front Elevation

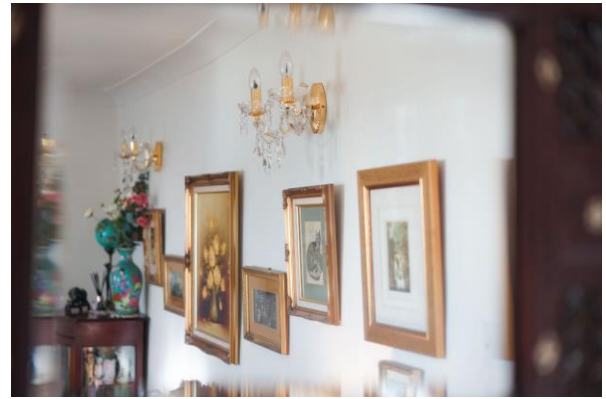


Entrance Vestibule



Lounge





**Kitchen**



### Kitchen Additional Pictures



### Landing



### Master Bedroom





**Bedroom 2**





## Bathroom



## Rear Courtyard



## 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