



- Well Presented Mid Stone Cottage Situated In Edgworth Village
- Accommodation Arranged Over 4 Floors
- Spacious Open Plan Lounge with Balcony providing Pleasant Outlooks
- Dining Kitchen with Patio Doors Leading out to the Courtyard
- 3 Good Sized Bedrooms
- 4 Piece Bathroom
- Close to all Local Amenities & Open Countryside
- Internal Inspection Highly Recommended

## 29 Bolton Road, Edgworth, Bolton, BL7 0DS

**Welcome to 29 Bolton Road...** A lovely stone cottage with accommodation set over four floors, including a spacious lounge with balcony, kitchen-diner, three double bedrooms and a spacious 4-piece bathroom. Externally there is a private rear courtyard to enjoy sunny summer days. Located within the ever popular village of Edgworth, with fabulous independent restaurants, shops and community activities.

### **A Closer Look...**

Step through the front door into the entrance vestibule, a handy space with plenty of in-built storage to keep your shoes and coats tidy. This opens to the spacious lounge, with wooden floors, dual aspect windows and a balcony to the rear. Downstairs is an attractive dining kitchen, with dove grey shaker-style base and wall units, butchers block worktops and integrated appliances including Neff oven, 4-ring gas hob and a slimline dishwasher. A walk-in pantry offers plenty of storage for all your sundries, and sliding French doors lead out to the private rear courtyard.

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

On the first floor, there are two double bedrooms, the master with in-built wardrobe storage. A spacious 4-piece bathroom boasts luxury vinyl flooring, panelled walls, a large walk-in shower with rainfall showerhead, claw foot bathtub, W.C., pedestal basin and traditional heated towel radiator. The attic has been converted to a generous double bedroom with a Velux window and pleasant views out of the side elevation window.

### **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, restaurants, doctors, dentist, post office and hairdresser. For sports, Edgworth boasts a cricket club and a bowling green whilst The Barlow is the hub of the village, hosting an array of activities for all ages.

**£269,500**

**Front Elevation**



**Entrance Vestibule**



**Spacious Lounge**





**Lounge - Balcony**



**Kitchen**





**First Floor**



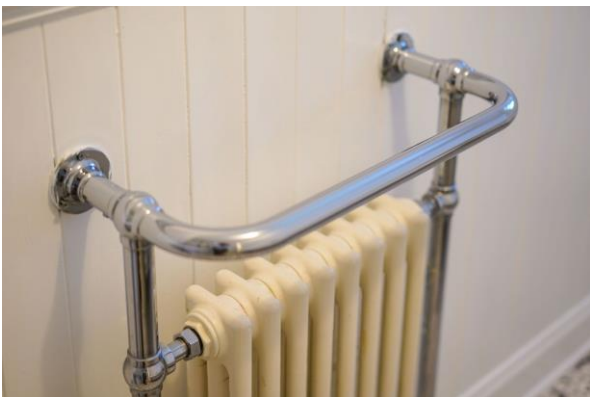
**Master Bedroom**



**Bedroom 2**



**Bathroom**

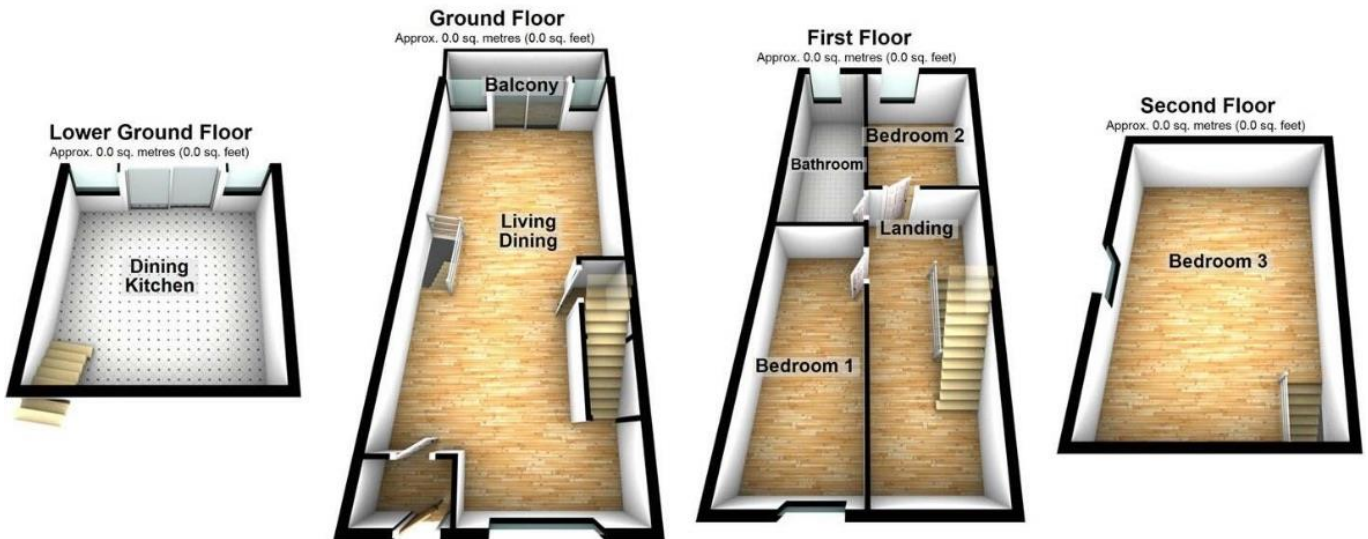


**Attic Bedroom**



**Rear Courtyard**





Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.