



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

## **27 Park View, Bolton, BL1 7LE**

### **Welcome to Park View...**

A wonderful Grade II listed 3-storey stone home, nestled in Eagley Bank Conservation Area; a beautiful location renowned for its heritage and community spirit. This property has been lovingly modernised by the current owners, while retaining all the traditional charm and character, including solid wooden floors, timber sash windows, Victorian door handles and cast iron fireplaces. With a cosy lounge, dining kitchen, converted cellar with home office and utility area, three double bedrooms, a luxuriously large 4-piece bathroom, as well as a rear courtyard, front garden and space to park two cars to the rear. Viewing is highly recommended to appreciate all that this home has to offer!

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

Step through the front door into the entrance hallway, where solid wooden floors lead you past handy in-built storage and into the lounge. A bright and airy room with a Morso log burning stove housed in a rustic stone fireplace, and attractive alcoves with bespoke shelving and cupboards. To the rear of the home, the dining kitchen offers generous space for a dining table alongside the oak base and wall units with granite worktops. There is an integrated fridge and a fabulous stainless-steel Smeg range cooker with 6-ring gas hob and extractor hood, and there's also plumbing for an integrated dishwasher. A part-glazed door leads to the rear courtyard. Take the original stone stairs down to the converted cellar, which currently acts as a spacious dedicated home office, and has sliding partition doors to a utility area with plumbing for a washer, dryer and fridge freezer, as well as lots of additional storage.

### **Bed and Bath...**

On the first floor, you'll find the master bedroom with views over the front garden and walk-in wardrobe storage, and a large 4-piece bathroom with a freestanding bath taking centre stage with a lovely cast iron fireplace to one wall. A large walk-in shower, pedestal basin, W.C. and traditional heated towel radiator complete the bathroom.

To the second floor, there are two further well-sized double bedrooms, one of which benefits from fitted wardrobes and walk-in storage with bookshelves that also provides access to the loft.

### **Outside Oasis...**

To the rear, there is a private rear courtyard, with a wooden pedestrian gate offering access to the parking behind the property. To the front of the home, through a rose arch, is the garden with raised sleeper beds,

lawns and a block paved patio. As part of the conservation area, these front gardens which used to be allotments for the workers in the local mill, provide an attractive and unique focal point for the neighbourhood.

**The Location...**

Eagley Bank is a delightful conservation area with a great community, well known for its attractive stone cottages and acknowledged as an area of high residential demand. The area is tucked away from the hustle and bustle yet conveniently located for transport links to Bolton Town Centre and close to excellent amenities including shops, schools and leisure facilities. As the cottages on Park View are Grade II listed, the charm and character of this delightful setting will remain unchanged for years to come.

**£345,000**

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

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- Idyllic Period Stone Cottage
- Sympathetically Modernised Keeping Original Features and Charm
- Accommodation Set Over Four Floors
- Grade II Listed in Quiet Conservation Area of Eagley
- Lounge with Log Burning Stove / Dining Kitchen
- Converted Cellar - Home Office & Utility
- Three Double Bedrooms
- Large Bathroom with 4-Piece Suite
- Rear Courtyard & Front Garden
- Parking to Rear

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Front Elevation



Entrance Hallway



Lounge



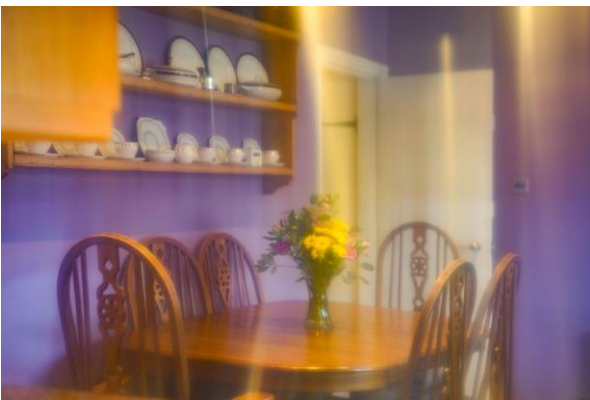


**Kitchen**





**Kitchen Additional Pictures**



**Cellar**





**First Floor**



**Master Bedroom**

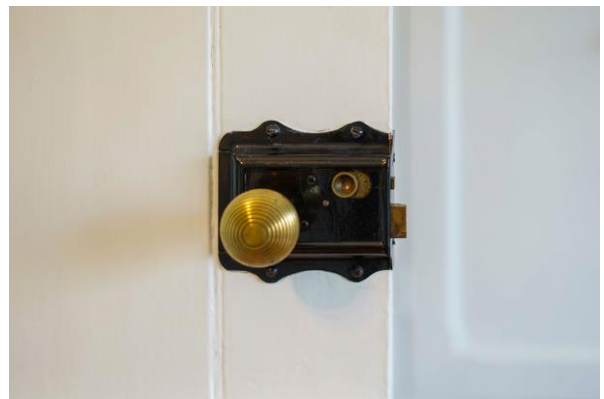




## Bathroom



## Bathroom Additional Pictures



## Second Floor

**Bedroom 2**



**Bedroom 3**







Rear Courtyard



Garden



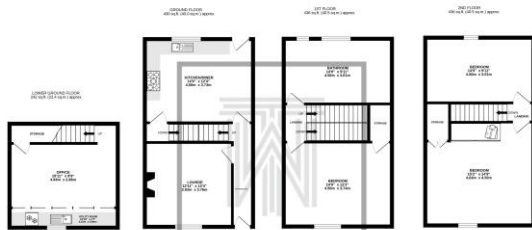




### Additional External Pictures



### Floorplan



27 PARK VIEW - MARKETED BY WILLIAM THOMAS ESTATE AGENTS  
TOTAL FLOOR AREA: 1564 sq. ft. (143.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be used as a substitute for a professional survey. The services, systems and appliances shown here are not intended to be used as a substitute for a professional survey. The services, systems and appliances shown here are not intended to be used as a substitute for a professional survey. The services, systems and appliances shown here are not intended to be used as a substitute for a professional survey.

**Agents Notes**

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