BEN ROSE



Blackburn Road, Egerton, Bolton

Offers Over £279,995

Ben Rose Estate Agents are pleased to present to market this beautifully modernised two-bedroom, stone-built end terrace character home, dating back to the 19th century and offering a wonderful blend of period charm and contemporary living. Rich in character, the property retains an abundance of traditional appeal whilst benefiting from modern fittings and well-presented accommodation throughout. With its impressive inglenook fireplace, modern log burner and charming stone exterior, this is a particularly appealing home for couples looking for something with individuality and character. The property is situated in the highly regarded village of Egerton, an attractive location offering a wonderful balance of village living and everyday convenience. A selection of local shops, cafés, pubs and everyday amenities can be found nearby, whilst the surrounding countryside provides plenty of opportunities for scenic walks and outdoor pursuits. The neighbouring areas of Bromley Cross, Bromley Cross railway station and Bolton town centre are all within convenient reach, with rail connections providing access towards Manchester and beyond. There are also regular bus services and excellent road links towards the M61 and wider motorway network, making this an ideal location for those commuting whilst still wishing to enjoy a more relaxed village setting.

The property benefits from two separate entrance doors, offering a practical and slightly unusual layout. The first entrance, accessed from the courtyard garden, opens directly into the kitchen/breakfast room. This welcoming space has been fitted with a range of modern units and integrated appliances, complemented by a breakfast bar for occasional dining. Vinyl flooring and a front-facing window complete the room, whilst a door positioned in the far-right corner leads through into the lounge. Alternatively, the second entrance door provides direct access into the lounge, making this a particularly versatile reception space. Here, the staircase is positioned to the rear right corner, whilst the focal point of the room is undoubtedly the impressive inglenook fireplace, complete with a modern log burner, creating a wonderfully cosy setting. A front-facing window allows natural light to flow through, and an integrated storage cupboard positioned in the far left-hand corner provides useful additional storage. Conveniently tucked alongside the staircase is a downstairs two-piece WC.

Moving upstairs, the first-floor landing provides access to two well-proportioned bedrooms and the family bathroom. The master bedroom benefits from two integrated wardrobes with sliding doors, providing excellent storage, alongside a front-facing window. The room also enjoys the added luxury of a private en-suite bathroom, fitted with a three-piece suite comprising a luxury bath with hand-held shower attachment, a wall-mounted sink unit and WC. Laminate plank flooring completes the space. Bedroom two is a double bedroom, featuring a front-facing window and offering flexibility for use as a guest bedroom, home office or dressing room if required. Completing the accommodation is the separate three-piece family bathroom, featuring attractive tiled walls, laminate plank flooring, a walk-in shower, WC and integrated storage shelving.

Externally, an attractive iron gate to the left-hand side opens into the charming courtyard garden, which is arranged over two tiers and offers a wonderfully private outdoor setting. The lower level features traditional cobbled flooring, with a tall stone retaining wall running along the left-hand boundary. A wooden staircase leads up to the upper tier, whilst a raised, stone-edged planting bed sits beneath the wall, adding greenery and character to the space. The cobbled courtyard continues around the side of the property, where there is a wooden garden shed and a small decking area, offering a pleasant spot for outdoor seating. Ascending the staircase, the upper tier reveals a further garden area, currently featuring established bushes, mature trees and two additional small storage sheds. Elevated above the lower courtyard and surrounded by mature greenery, this secluded section provides a particularly peaceful and private outdoor retreat. Overall, this is a truly charming period home that successfully combines the character and individuality of a traditional 19th-century property with the convenience of modernised interiors. With two double bedrooms, two bathrooms, a downstairs WC and an exceptionally private courtyard garden, this is an ideal opportunity for couples seeking a distinctive home in one of Bolton's most desirable village locations.











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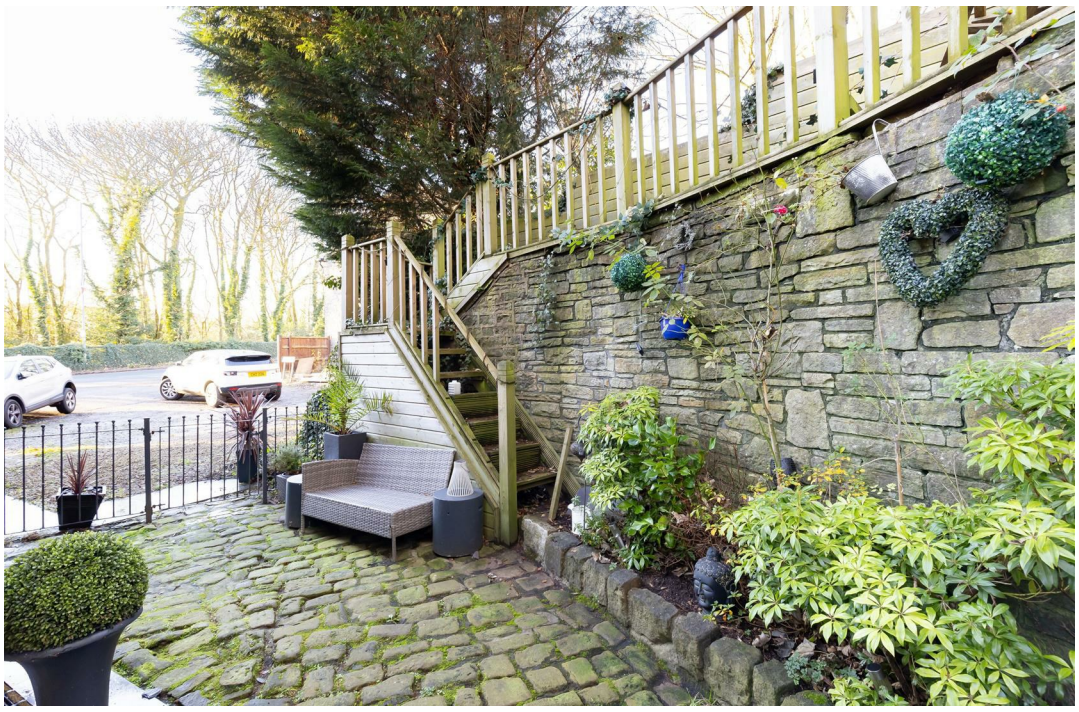







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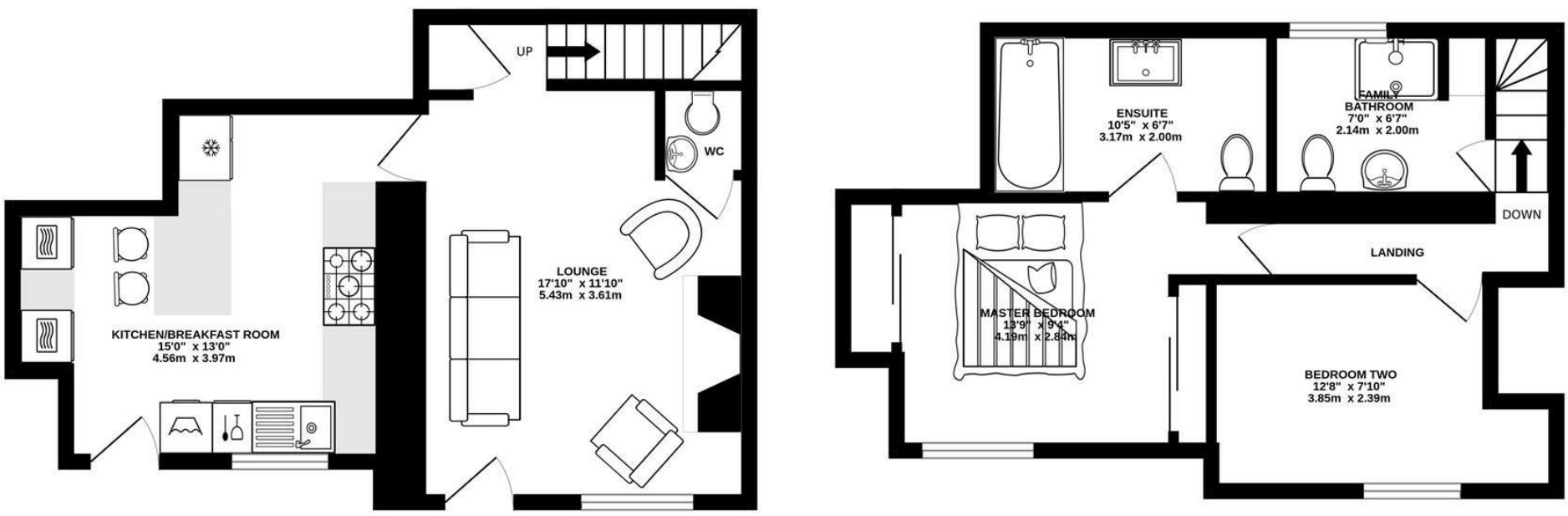
GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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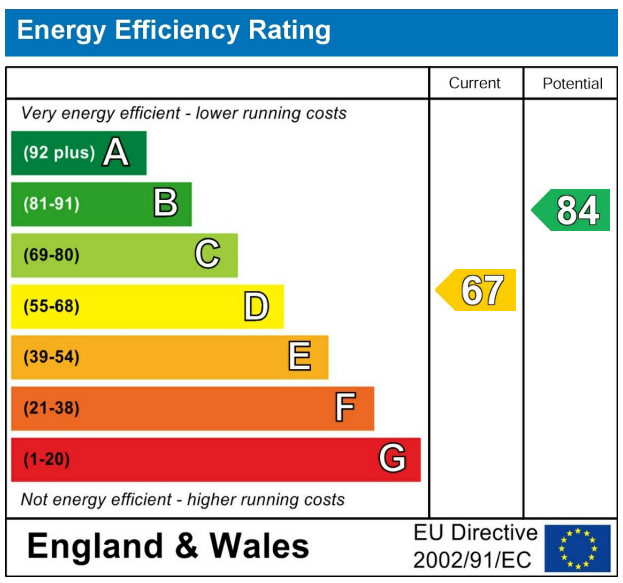

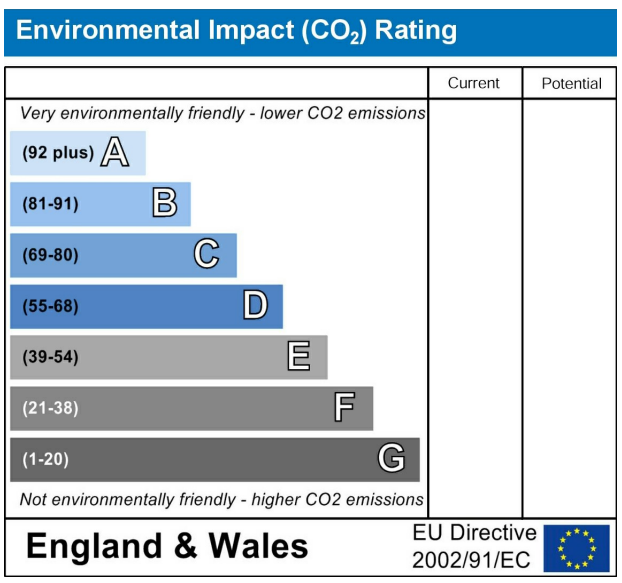

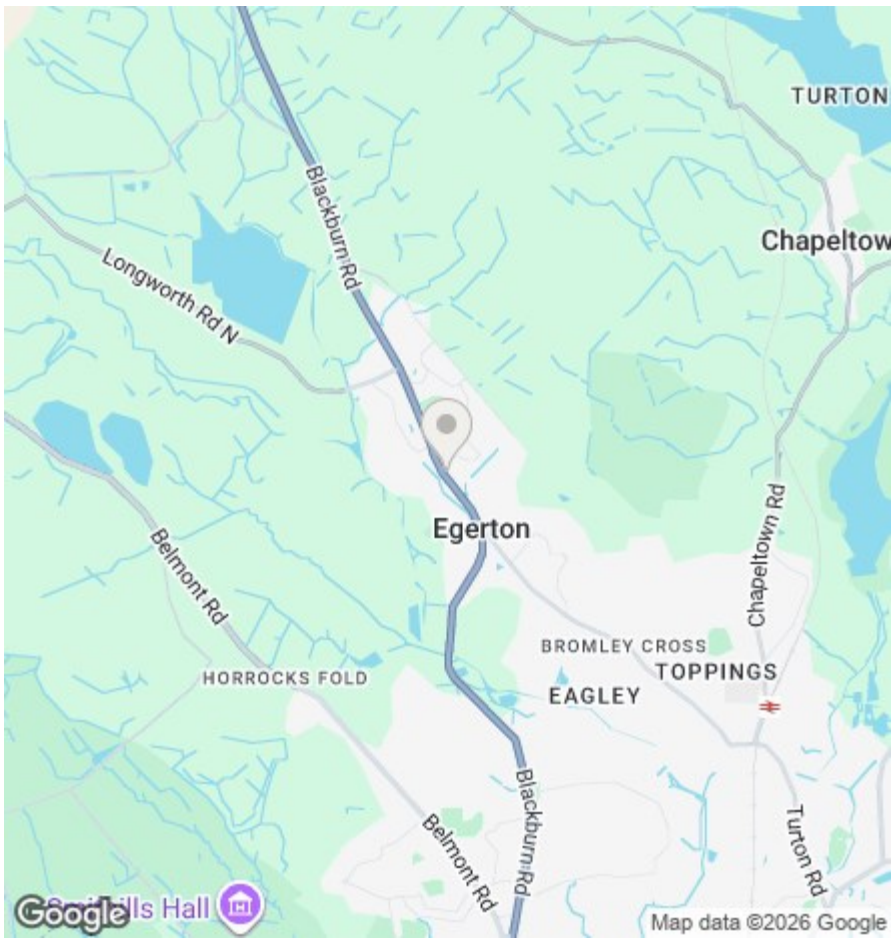

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