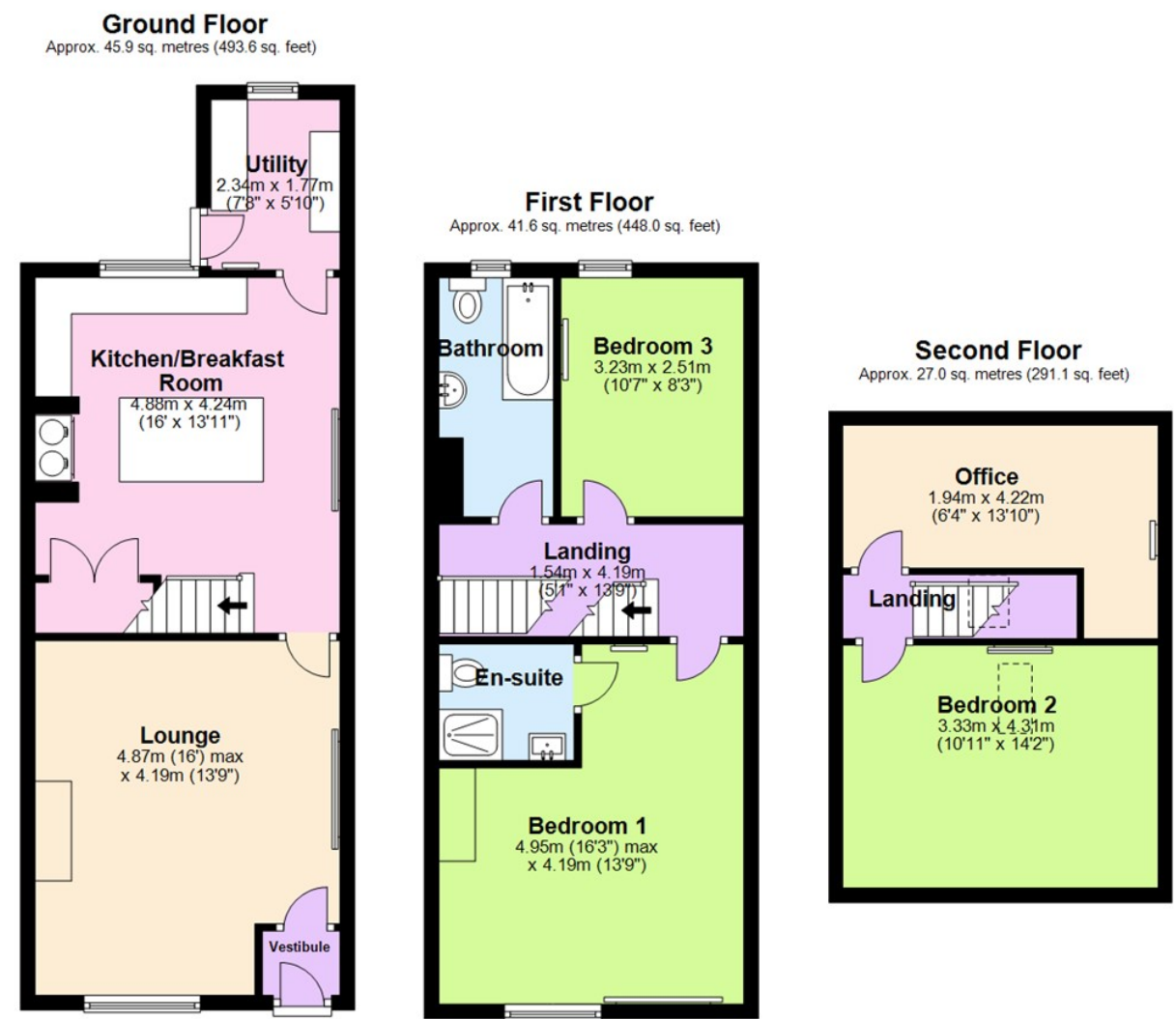




Total area: approx. 114.5 sq. metres (1232.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

234 Ashworth Lane, Astley Bridge, Bolton, BL1 8RX

Stunning stone cottage fully refurbished to an exacting standard throughout and offered with no upwards chain. Situated within the Bank Top conservation area the property offers deceptively spacious accommodation with large reception room, fitted dining kitchen, utility, three generous bedrooms the master having en suite shower room and family bathroom plus an office / occasional bedroom. Outside is a south facing courtyard with storage shed. Viewing is essential to appreciate size and condition on offer.

Offers In The Region Of £220,000





Ideally located for access to local amenities, shops and popular schools this superbly presented end stone cottage offers fantastic accommodation over three floors which as been sympathetically improved and renovated throughout to a very high standard. The accommodation comprises : Vestibule, lounge with gas coal effect stove set in stone chimney breast, superb fitted kitchen diner with island unit and built in appliances, utility room. To the first floor is a large master bedroom with en suite shower room and bedroom 3 plus family bathroom fitted with a modern three piece white suite. To the second floor there is a large bedroom 2 and separate office / occasional bedroom. Outside there is a private enclosed courtyard with south facing aspect and brick built storage shed. The property benefits from gas central heating with a long warranty and is majority double glazed or secondary glazed due to the conservation area guidelines. Viewing is essential to appreciate all that is on offer with this stunning property.

Vestibule
Oak flooring, entrance door, door to:

Lounge
16'0" x 13'9" (4.87m x 4.19m)
Secondary glazed sash window to front, feature original exposed stone fireplace with flagged hearth, gas coal effect stove with glass door in chimney, double radiator, oak flooring, picture rail, ceiling with exposed beams, door to:

Kitchen/Breakfast Room
16'0" x 13'11" (4.88m x 4.24m)
Fitted with a matching range of modern pale grey base units with oak worktops, matching island unit with cupboard drawers under, breakfast bar, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated dishwasher, range with extractor hood over, uPVC double glazed window to rear, Storage cupboard, double radiator, laminate flooring, Feature exposed stone wall, ceiling with exposed beams, stairs, double door, door to:

Utility
7'8" x 5'10" (2.34m x 1.77m)
Fitted with a matching range of modern pale grey base with oak worktops with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to rear, radiator, laminate flooring, uPVC double glazed door to rear.

Landing
Stairs to second floor landing, door to:

Bedroom 1
16'3" x 13'9" (4.95m x 4.19m)
Secondary glazed sash window to front, ornamental fireplace with cast iron surround, two radiators, ceiling with exposed beams, door to:

En-suite
Fitted with three piece white suite comprising pedestal wash hand basin with tiled splashback, tiled shower enclosure and low-level WC, heated towel rail, extractor fan, vinyl flooring, ceiling with exposed beams.



Bedroom 3
10'7" x 8'3" (3.23m x 2.51m)
Window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, vinyl flooring.

Landing
Double glazed velux skylight to rear, door to:

Bedroom 2
10'11" x 14'2" (3.33m x 4.31m)
Double glazed velux skylight to front, double radiator, laminate flooring, sloping ceiling with exposed beams, access to eaves space.

Office
6'4" x 13'10" (1.94m x 4.22m)
Radiator, sloping ceiling with exposed beams.

Outside
Private south facing rear courtyard, enclosed by brick wall to rear and sides, paved sun patio, rear gated access, brick-built storage shed.