

Total area: approx. 74.3 sq. metres (799.3 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.



**240 Blackburn Road, Egerton, Bolton, BL7 9SR**

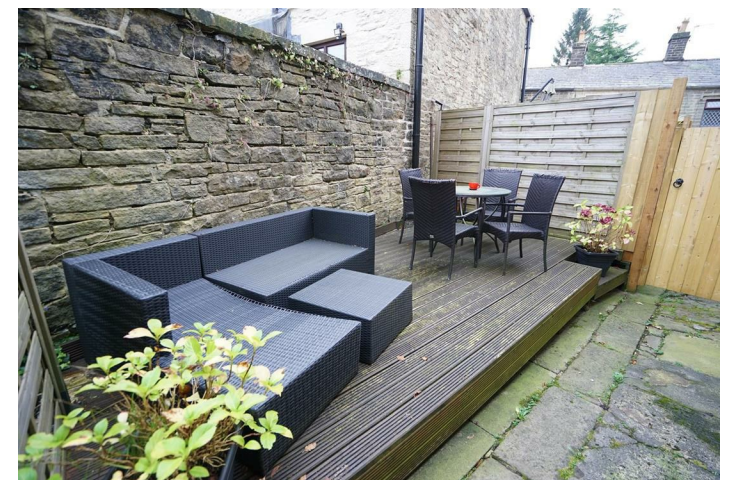
Situated within the heart of Egerton village this charming and characterful cottage offers superb accommodation throughout which was fully modernised in 2020 including kitchen, bathroom and boiler. The accommodation on offer is spacious and well presented with feature fireplace and log burner. Modern grey fitted kitchen diner, fitted three piece white bathroom suite and two generous bedrooms. Outside there is a charming courtyard garden with decking area. Viewing is essential to appreciate all that is on offer but be quick we don't anticipate this being around long.

**Offers In The Region Of £215,000**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	<b>88</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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





Step Inside this superb cottage and you cannot fail to be impressed by the character and ambiance on show as you enter through the stained glass cottage door and into your comfy living space... a stunning stone surround fireplace with log burner to keep you toasty in the winter months! light and airy rooms complimented by modern grey accents. Fully modernised in 2020 to include doors, skirting boards, carpets, kitchen, modern bathroom with a sleek bath and overhead shower and two generous sized double bedrooms all finished to the same standard. To the rear is a wonderful open decked sunspot leading out from the kitchen, with enough space for you to sit out and fire up the BBQ on a summers evening, ideally located being right in the heart of the village, in a most convenient location, where all of the local amenities you could

possibly require are within easy reach. First class amenities including excellent schooling at both primary and secondary level, as well as local shops, reputable pubs, restaurants, churches, 2 sailing clubs and just a short distance from Bromley Cross Train station. The area is in easy access to the M65, M61 and M60 motorways. It is also surrounded by great tracked cycle routes. The nearby West Pennine Moors give you your countryside fix and are ideal for long relaxing walks.

**Vestibule**

UPVC double glazed entrance door, door to:

**Lounge**

14'1" x 13'11" (4.28m x 4.23m)  
UPVC double glazed leaded window to front with feature stone surround and flagged hearth, cast- burning stove with glass door in chimney, double radiator,

two wall lights, ceiling with exposed beams, door to:

**Kitchen/Diner**

13'11" x 13'11" (4.25m x 4.23m)  
Fitted with a matching range of modern grey base units with drawers and complementary round edged worktops, composite sink with stainless steel mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in electric fan assisted oven, four ring hob with extractor hood over, uPVC double glazed leaded window to rear, double radiator, laminate flooring, ceiling with exposed beams and recessed spotlights, stairs to first floor landing, double glazed door to rear.

**Landing**

Door to:

**Bedroom 1**

14'5" x 14'4" (4.39m x 4.37m)  
UPVC double glazed leaded window to front, double radiator.



**Bedroom 2**

11'7" x 8'9" (3.53m x 2.67m)  
UPVC double glazed leaded window to rear, radiator.

**Bathroom**

Fitted with three piece modern white suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to two walls,

heated towel rail, uPVC frosted double glazed leaded window to rear, ceramic tiled flooring, ceiling with recessed spotlights.

**Outside**

Private rear, enclosed by stone wall and timber fencing to rear and sides, timber, decking and area, paved pathway.