



Total area: approx. 85.0 sq. metres (915.4 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.




2 Park Terrace, Eagley, Bolton, Greater Manchester, BL1 7LA

**** Reduced £15,000 **** Stunning three bedroom stone cottage situated in this ever popular Eagley Village. The property offers wonderful accommodation set over three floors with three double bedrooms, two receptions and kitchen fitted with Schuller units and Bosch appliances. luxury shower room suite and courtyard garden to rear with private parking space. Viewing is essential to appreciate all that is on offer with this stunning property.

£270,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	<div>69</div>	<div>86</div>
(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
		





**** Reduced £15,000 **** We are delighted to bring to the market this stunning three bedroom two reception room stone cottage, situated in this highly desirable area of Eagley the property has been modernised and updated by the current owners to provide flexible living accommodation over three floors. Comprising :- Lounge with feature fireplace and varnished flooring, dining room, Kitchen by `Shuller` Fitted with a range of modern grey gloss units with a 10 year guarantee fitted 2017 and integrated and built in Bosch appliances. To the basement there is a bedroom / living room and to the first floor there are two further bedrooms and luxury shower room fitted 2023 with three piece modern white suite. Outside to the front is a garden area with timber decking and to the rear is an enclosed courtyard and private parking to the rear for one car. Decorated and finished to a high standard it is a credit to the current owners and viewing is essential to appreciate the standard and accommodation on offer.

Ground Floor

Lounge

15'3" x 10'2" (4.65 x 3.1)
Sealed unit double glazed window to front, feature fireplace with glass fronted wood burner , two radiators, exposed varnished timber flooring, coving to ceiling, archway to:

Hall

Carpeted stairs to first floor landing, door to:

Dining Room

14'11" x 10'5" (4.55 x 3.18)
Fireplace with flagged hearth, built-in storage cupboard, radiator, exposed varnished timber flooring, coving to ceiling, uPVC double glazed french doors to rear courtyard, door to:

Kitchen

5'1" x 11'7" (1.55 x 3.52)
Fitted with a matching range of modern grey base units by `Shuller` with feature timber effect worktop space over, stainless steel sink unit with single drainer with swan neck mixer tap with upstands. LED

Underlighting and large pan drawers, integrated Bosch appliances including fridge, freezer and dishwasher, built-in electric fan assisted oven, four ring induction hob with extractor hood over, uPVC double glazed window to side, Feature antravite vertical radiator, ceramic tiled flooring, sloping ceiling with recessed LED spotlights.

Hallway

Stone stairs to basement.

Basement

Basement Bedroom

13'0" x 9'0" (3.96 x 2.74)
UPVC double glazed window to front, Storage cupboard, built-in storage cupboard, radiator, ceiling with recessed spotlights, door to:

Utility

7'5" x 2'5" (2.26 x 0.74)
Plumbing for washing machine, space for tumble dryer.

First Floor

Landing

Oak flooring, door to:



Bedroom 1

13'10" x 10'6" (4.22 x 3.2)
Sealed unit double glazed window to front, built-in double wardrobe(s), radiator, oak flooring, coving to ceiling, double door, door to Storage cupboard, built-in storage cupboard.

Bedroom 2

11'4" x 10'5" (3.46 x 3.17)
UPVC double glazed window to rear, built-in double wardrobe(s), double radiator, oak flooring, access to loft

with pull down timber ladder, double door, door to:

Bathroom

Recently refitted with three piece modern white suite comprising double shower cubicle with sliding glass door, rainfall shower and hand shower attachment wall mounted wash hand basin in vanity unit with drawers under and mixer tap, WC. ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted led mirror, ceramic tiled flooring.

Outside

Front

Front garden, gravelled pathway leading to front entrance door, private timber decking area, mature borders.

Rear Courtyard

Private courtyard gardens, paved sun patio, enclosed by wall to rear and sides, rear gated access leading to private parking space.