

6 School Court, Egerton, Bolton, BL7 9ST



## Offers In The Region Of £242,500

Stunning character cottage situated with the heart of Egerton, on the edge of Egerton park this charming property offers spacious accommodation that has been modernised but retains many of its original charm and character. Spacious lounge with wood burner, fitted kitchen, 2 generous bedrooms with vaulted ceilings and bathroom with three piece suite, enclosed garden area, close to local amenities and shops, viewing essential to appreciate all that is on offer.

- Charming Stone Cottage
- No Chain
- Gas Central Heating
- 2 Bedrooms
- Double Glazing



A fantastic stone built mid terraced cottage situated within one of the most picturesque settings we feel Egerton has to offer. Located at the top of Water Street or accessed via Pinnacle Drive the property is only one of four residential dwellings in the row, which is adjacent to Egerton Park. Upon entering via the stable door there is a spacious lounge with wood burner and exposed beams, character fitted kitchen with integral appliances, two generous double bedrooms both with vaulted ceilings and exposed beams. There is a modern bathroom fitted with a three piece suite. The property has sealed unit double glazing and gas central heating whilst outside there is a well tended front garden. We feel the property is an ideal purchase for any first time buyer or downsizer, viewing is essential to appreciate all that is on offer.

#### **Lounge 13'2" x 14'1" (4.02m x 4.28m)**

Sealed unit double glazed window to front, feature fireplace with stone built surround and flagged hearth, cast- solid fuel burner stove with glass door in chimney, double radiator, three wall lights, ceiling with exposed beams, glazed stable door, open plan, door to:

#### **Kitchen/Diner 13'5" x 14'1" (4.10m x 4.28m)**

Fitted with a matching range of oak and duck egg blue base and eye level units with underlighting, cornice trims and complementary timber worktops, 1+1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, built-in double oven, four ring gas hob with extractor hood over, sealed unit double glazed window to rear, built-in under-stairs storage cupboard, double radiator, Travertine tiled flooring, half height timber panelling, ceiling with exposed beams and recessed spotlights, stairs, glazed stable door, open plan.

#### **Landing**

Door to:

#### **Bedroom 1 13'6" x 14'1" (4.11m x 4.28m)**

Sealed unit double glazed window to front, double glazed velux skylight to front, radiator, exposed wooden flooring, vaulted ceiling with feature beams.

#### **Bedroom 2 10'10" x 8'2" (3.30m x 2.48m)**

Sealed unit double glazed window to rear, built-in over-stairs storage cupboard, double radiator, sloping ceiling with exposed beams, door to:



### Bathroom

Fitted with three piece white suite with comprising, deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and low-level WC, ceramic tiling to all walls, frosted sealed unit double glazed window to rear, double glazed velux skylight to rear, Feature cast column radiator, laminate flooring.

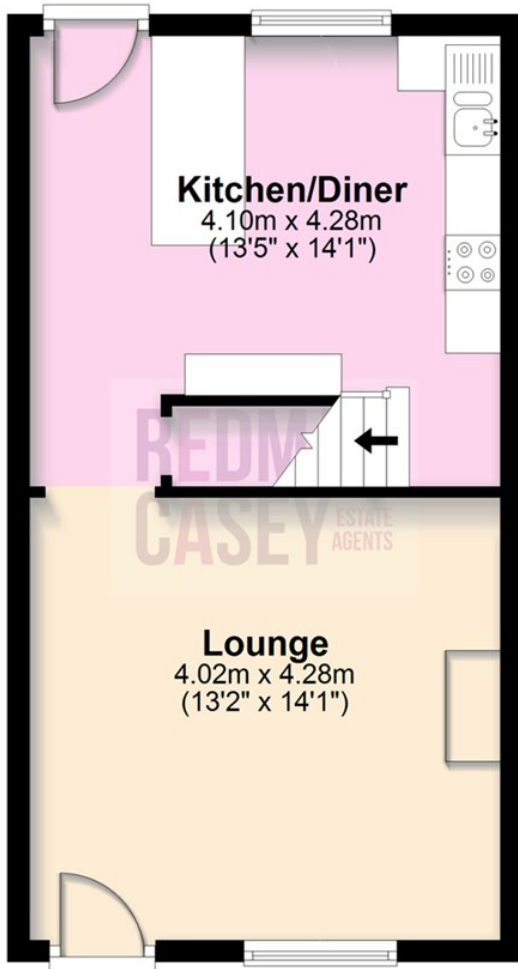
### Outside

Front garden, paved pathway leading to front entrance door with mature flower and shrub borders, hard standing. Small paved sun patio, paved pathway.



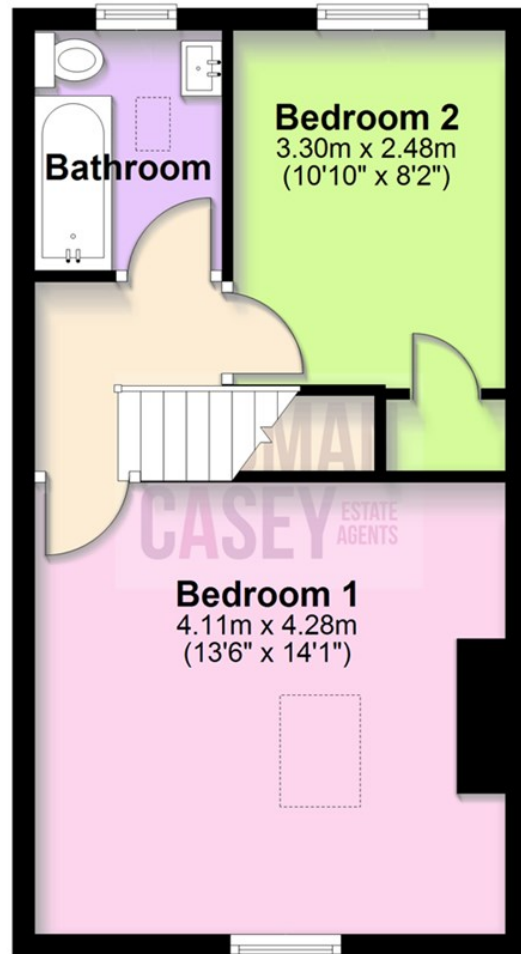
## Ground Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



## First Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



Total area: approx. 70.5 sq. metres (758.6 sq. feet)

### 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>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  |           |

