REDMAN CASEY ESTATE AGENTS

104 Blackburn Road, Egerton, Bolton, Lancashire, BL7 9SB

Offers In The Region Of £170,000

Superb stone cottage nestling in the heart of Egerton village and ideally located for access to local shops and restaurants along with sought after local primary schools and countryside walks. Sold with no chain and vacant possession this is a property not to be missed offering spacious reception room well equipped fitted kitchen and generous bedrooms. To the rear is a delightful cottage garden with paved sun patio and well stocked flower and shrub borders. Viewing is essential to appreciate the overall size and condition

- Superb Stone Cottage
- 2 Generous Bedrooms
- Garden to Rear
- Vacant Possesson
- Large Lounge
- Spacious Fitted Dining Kitchen
- No Chain
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Situated within this highly sought after village of Egerton this well presented and and up dated stone cottage offers deceptively spacious accommodation and excellent access to local amenities, schools and shops along with a bundle of pubs restaurants and local countryside walks. Great transport links with the M65 20 mins away ad Bromley Cross rail station within 2 miles. The property comprises :- Porch, lounge, fitted dining kitchen with built in and integrated appliances, To the first floor there are two generous bedroom both with built in wardrobes and a bathroom fitted with a three piece white suite. Outside there is a lovely private enclosed garden to the rear with paved patio and well stocked borders. The property is to be sold with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

Porch
UPVC double glazed entrance door, door to:

Lounge 13'3" x 15'0" (4.05m x 4.56m)
Window to front, ornamental feature fireplace with flagged hearth, radiator, three wall lights, ceiling with exposed beams, door to:

Kitchen/Diner 13'4" x 15'0" (4.06m x 4.56m)
Fitted with a matching range of cream base and eye level units with worktop space, china sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood, uPVC double glazed window to rear, radiator, quarry tiled flooring, two wall lights, wall mounted gas combination boiler serving heating system and domestic hot water, stairs to first floor landing, double glazed composite stable door to garden.

Landing
Door to:

Bedroom 1 13'0" x 15'0" (3.96m x 4.56m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising four built-in double wardrobes with hanging rails and shelving with flagged hearth, chimney breast, stone mantle over, radiator.

Bedroom 2 10'8" x 8'2" (3.25m x 2.48m)
UPVC double glazed window to rear, built-in over-stairs double wardrobe(s), radiator, dado rail, access to loft, double door, door to:

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to rear, built-in storage cupboard, radiator, door.

Outside

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Open plan frontage with paved pathway leading to front entrance door and flower and shrub borders.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio, mature flower and shrub borders, side gated access, courtesy lighting.

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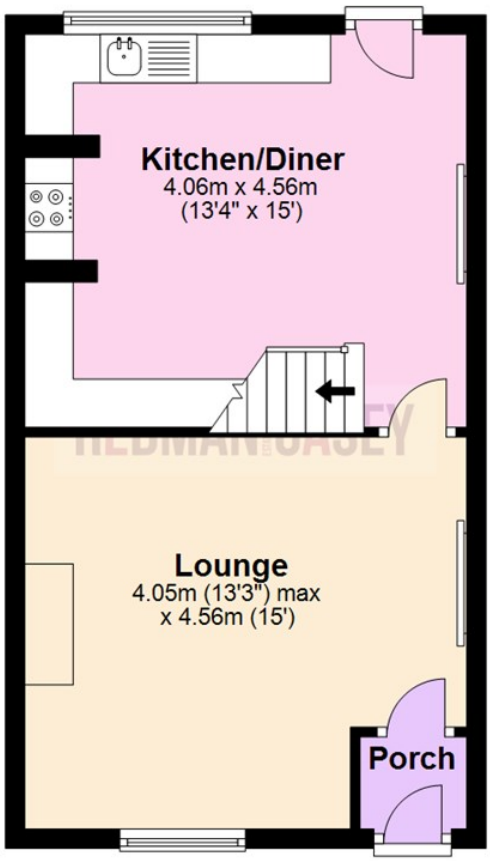
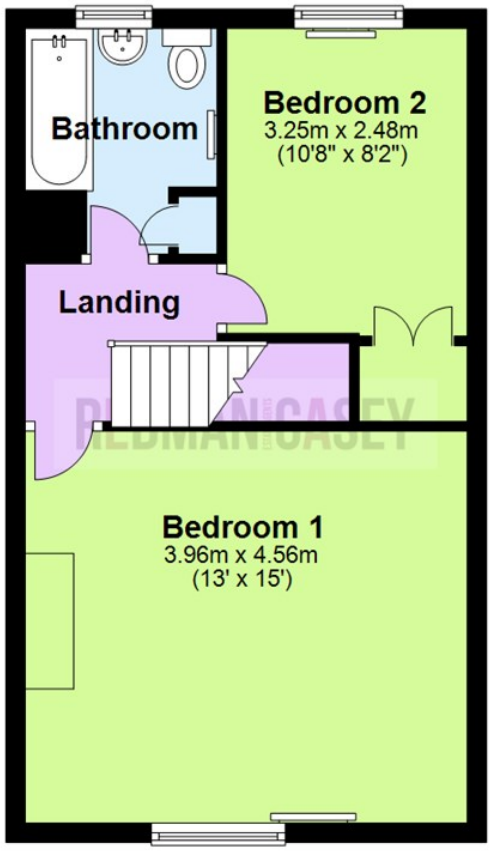
Ground Floor

Approx. 37.5 sq. metres (403.1 sq. feet)



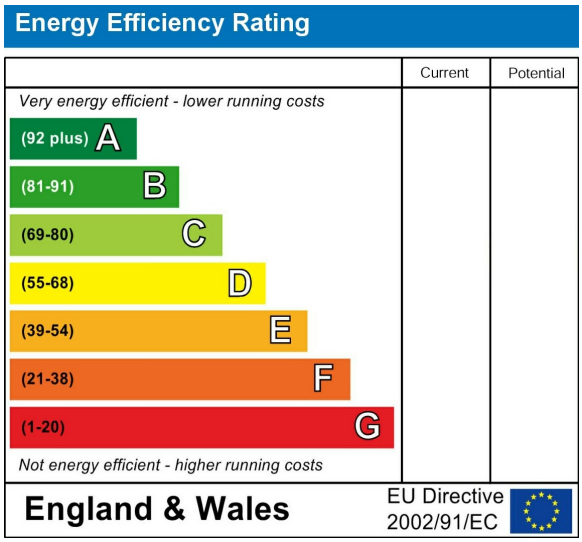
First Floor

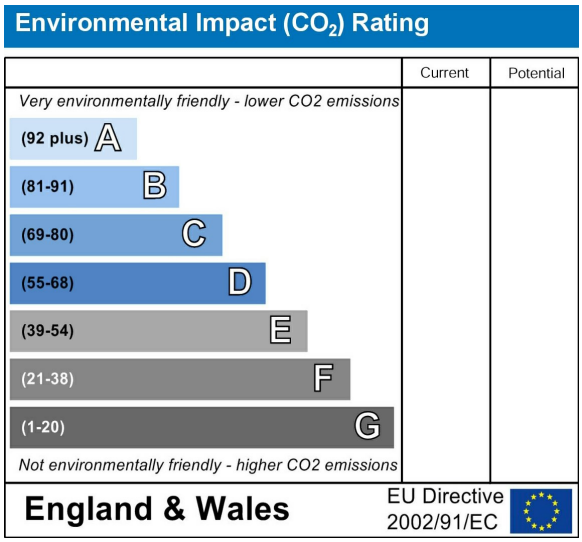
Approx. 37.1 sq. metres (399.0 sq. feet)



Total area: approx. 74.5 sq. metres (802.1 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.





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