ESTATE AGENTS
TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK



- Stunning Stone Cottage
- Beautifully & Sympathetically Renovated
- Set Over Three Floors
- Spacious Lounge with Log Burner
- Bespoke Handmade Kitchen
- Impressive Dining Room
- Two Double Bedrooms
- 3-Piece Bathroom
- Rear Terrace
- Viewing Highly Recommended

201 Blackburn Road, Egerton, Bolton, BL7 9SJ

Welcome to 201 Blackburn Road...
A beautiful stone cottage in the heart of Egerton with accommodation set over three floors. This home has been lovingly renovated with exceptional attention to detail, and offers modern conveniences while celebrating the original features and character. The lower ground floor has been converted to create a stunning vaulted dining room and a luxurious bespoke kitchen - a real surprise for this type of property! Completing the accommodation, the upper ground floor is a lovely family lounge and the first-floor hosts two double bedrooms and a 3-piece bathroom. Externally, there is a lovely private terrace to enjoy summer days. This property is perfect for first time buyers or growing families who are looking for a property within walking distance of cafés, restaurants, pubs and great schools.

A Closer Look...
Step through the front door into the inviting lounge, and you'll immediately feel relaxed and at home. Dual aspect windows allow plenty of natural light in, and the original stone fireplace with log burning stove takes centre stage – you'll want to sit down with a drink and enjoy the warmth all evening! To the rear of the lounge, there is an area perfect for a workspace sat just in front of the Juliette balcony door to let a gentle breeze in during warmer months. A spiral staircase leads you down to the lower ground floor where you'll discover the kitchen and dining room. In the lower hallway, there's also an impressive amount of storage in the full-height mirrored cupboards, and a charming reading nook tucked below the spiral staircase.
The kitchen, located to the rear of the home, will have you excited about cooking and enjoying mealtimes. Handmade, solid wooden bespoke base and wall units painted cream offer lots of storage, including a beautiful pantry cupboard with internal lighting. Carrara Quartz worktops add sophistication and hardwearing surfaces for a modern kitchen and compliment the deep Belfast sink and nickel fixtures. There are a range of integrated appliances, including fridge-freezer, dishwasher and washing machine, ensuring that you'll have everything you need! A stable door leads to the rear gate, and there is a cute breakfast bar area in front of the window.
The dining room is a breath-taking space – sure to impress your guests! Vaulted, arched ceilings give a sense of grandeur, and the stone fireplace with double-door log burner will create the perfect dinner ambience. Just off the hallway, there's also a downstairs W.C. with wall-hung basin for convenience.

Off to Bed…
The first floor offers two double bedrooms, both with exposed ceiling beams, feature stone walls and fitted wardrobes. The master bedroom sits to the rear with Juliet balcony doors, and the second bedroom pleasantly looks over the park across the road. Completing the upstairs is the 3-piece bathroom, fully tiled in warm neutral tones, with a shower over bath, W.C., vanity basin and chrome heated towel rail.

Outside Oasis…
To the rear of the home is an idyllic raised terrace, decked with Millboard composite decking which looks

out towards mature trees. The perfect spot to set up your outdoor furniture and enjoy a glass of wine in the evening sun! A gate leads to the back of the house, where it is possible to park off-street.

The Location...

Situated on Blackburn Road in a vibrant part of Egerton, a fabulous setting for those who love to spend their spare time in the countryside as you have footpaths close by to link up with amazing walks. Egerton Village offers a thriving community with plenty of independent shops, cafes, pubs and restaurants. Why not pay a visit to The Thomas Egerton, Bistro 341, Cibo, and Ciao Baby for dinner. For breakfast, brunch and lunch, explore the menus of local cafes, The Globe, Rainys and Bakers being just down the road... All within walking distance! Egerton Park has a playground for children just opposite this home, and don't forget the Cricket Club and Turton Golf Club also nearby.

£285,000

www.williamthomasestates.co.uk
454 Darwen Road, Bromley Cross, Bolton, BL7 9DX

201 Blackburn Road, Egerton, Bolton, BL7 9SJ

Front Elevation



Lounge



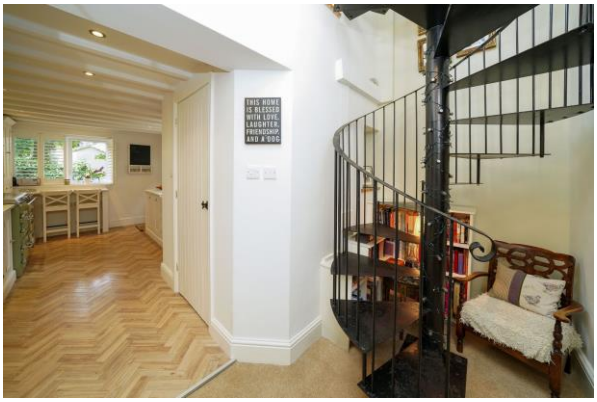






Lower Ground Floor





Dining Room







Kitchen









Kitchen Additional Pictures





Downstairs W.C.



First Floor



Master Bedroom







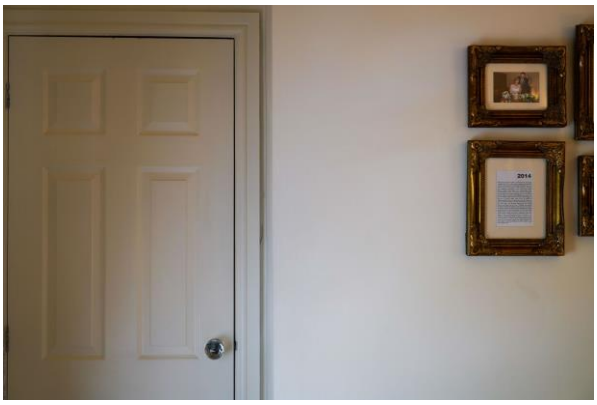


Bedroom Two









Bathroom







Terrace









Terrace Additional Pictures





Agents Notes

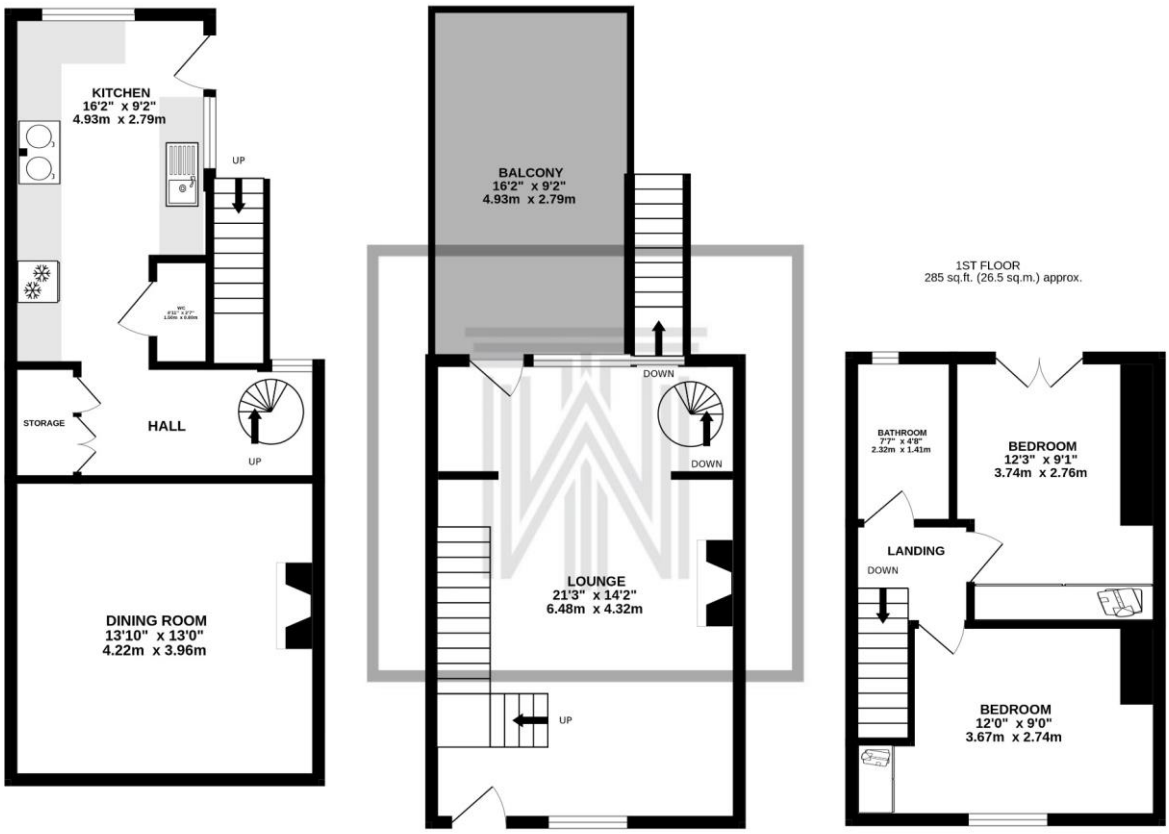
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LOWER GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.

GROUND FLOOR
314 sq.ft. (29.1 sq.m.) approx.

1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



201 BLACKBURN ROAD - MARKETED BY WILLIAM THOMAS ESTATE AGENTS

TOTAL FLOOR AREA : 1032 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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