WILLIAM THOMAS
SALES & LETTINGS
www.williamthomasestates.co.uk 01204 590130 info@wtestates.co.uk

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

5 School View, Turton, Bolton, BL7 0PP

Welcome to 5 School View...
An absolutely stunning, extended two bedroom mid-stone cottage set in the most enviable of plots with wonderful, uninterrupted scenic views (which must be seen!) over rolling countryside and beyond. Its located in a peaceful and tranquil setting of the much sought after Edgworth Village, with all its local amenities close at hand. It is also close to Wayoh and Entwistle Reservoirs for outdoor pursuits.Briefly comprising a spacious lounge, open plan kitchen-diner, two well-proportioned bedrooms and a three-piece shower room. Outside there are beautiful front and rear gardens with fantastic aspects over open countryside and the added bonus of parking for one car.

Step Inside...
Step through the front door into a spacious and welcoming lounge, featuring a large front-facing window overlooking the garden and a charming fireplace with gas fire, creating a cosy cottage feel.Continue through to the show stopping open-plan kitchen-diner, the rear extension has recently been built to create a fabulous open plan space, where the kitchen has been newly fitted by the current vendor with stylish sage green wall and base units, beautifully complemented by quartz marble worktops. Integrated appliances include a dishwasher, induction hob, extractor hood, under-counter fridge and freezer, double oven, and a Belfast sink.A useful understairs storage cupboard provides space for a washing machine, dryer, and additional household items. There is ample space for a dining table within the kitchen, as well as further versatile space in what is currently used as a second sitting room. This bright and airy area benefits from two Velux windows and patio doors that lead to the rear garden, flooding the space with natural light and offering delightful countryside views—perfect for enjoying your morning coffee.

Upstairs...
You will find two well-proportioned bedrooms and a contemporary three-piece shower room.The master bedroom is positioned to the front of the home, featuring original wooden flooring and benefiting from fitted wardrobes. Bedroom two is located to the rear and is currently utilised as a home office, also offering fitted furniture. Both rooms enjoy beautiful countryside views and retain charming original wooden doors, adding to the character of the property.The bathroom is fully tiled in neutral tones and comprises a vanity basin, WC, chrome heated towel rail, and a spacious walk-in shower with both overhead and handheld shower heads, providing a sleek and modern finish.

Step Outside...
Step out through the patio doors into a peaceful garden retreat. A flagged patio, bordered by sleek glass balustrades, provides the perfect space for outdoor seating, ideal for enjoying the warmer months while taking in the beautiful views.Beyond this, there is additional space for convenient parking, along with a further lawned area suitable for relaxing, gardening, or entertaining. There is also a useful shed that offers practical outdoor storage and to the front of the home there is a well-maintained lawn bordered by planting beds.

Location...
Situated in an enviable position of Edgworth, just a hop, skip and jump from the lovely village centre of Edgworth, with scenic views of the rolling green countryside to the front and rear, this well positioned detached bungalow offers the best of both worlds, being on the doorstep of tranquil countryside, while having access to village amenities plus the huge variety of further amenities to choose from in the neighbouring Bolton, Bury, and Darwen.Take a Sunday stroll around the local Wayoh Reservoir and moorland trails, then pop into the Strawberry Duck or the famous Holden's & Co village shop to refuel! More outdoor pursuits, including sailing, golf, and equestrian facilities are nearby, as well as an array of amenities, such as schools, restaurants, pubs and shops. An even greater variety of amenities lie further afield in the neighbouring villages of Bromley Cross and Egerton in Bolton, Greenmount, Holcombe, and Ramsbottom in the Bury direction, and Hoddlesden heading towards Darwen.

£295,000

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454 Darwen Road Bromley Cross Bolton

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- Mid Stone Cottage
- Stunning Uninterrupted Countryside Views
- Lounge
- Open Plan Kitchen-Diner
- Two Well-Proportioned Bedrooms
- Three-Piece Shower Room
- Front And Rear Gardens
- Parking
- Viewing Highly Recommended
- No Chain

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Front Elevations







Lounge









Open Plan Kitchen-Diner









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Open Plan Kitchen-Diner







Feature Photos





First Floor Landing



Master Bedroom









Bedroom Two





Three-piece Shower Rooom



Rear Garden









Rear Garden



Aerial Photos







Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property