



INDEPENDENT ESTATE AGENTS



4 Old Eagley Mews, Bolton, Lancashire , BL1 7HR

Offering something a little different and positioned in an impressive, converted mews development is this three-bedroom, three reception room character property. Located just off Andrew Lane with close links to Blackburn Road. Driveway and separate garage. Offer with no onward chain.

- AVAILABLE FOR THE FIRST TIME IN JUST OVER 30 YEARS
- SHARPLES SCHOOL UNDER 1 MILE
- THREE INDIVIDUAL RECEPTION ROOMS
- LOW MAINTENANCE GARDENS
- DRIVEWAY PLUS SEPARATE GARAGE
- NEW BAXI 800 COMBI 2 INSTALLED APRIL 2024 WITH TEN YEAR
- CONVENIENT LOCATION OFF ANDREW LANE
- NEARBY BLACKBURN ROAD INCLUDES A GREAT VARIETY OF POPULAR AMENITIES
- HISTORIC LOCATION
- BRIMMING WITH CHARACTER
- AVAILABLE FOR THE FIRST TIME IN OVER 30 YEARS WITH NO ONWARD



£335,000

4 OLD EAGLEY MEWS, BOLTON, LANCASHIRE, BL1 7HR

The Home:

Old Eagley Mews is positioned within a secluded part of this well-regarded area. This particular dwelling is a part conversion of a building dating back around 270 years and was joined by a group of freshly constructed homes during 1984. There are a number of other historic buildings within the immediate vicinity.

The property is brimming with character and will no doubt appeal to those looking for a home, offering something a little different. Our client's family purchased the home in 1992, updated certain areas and have maintained the property to excellent standard. We appreciate that certain items would now be regarded as dated and the price has been set accordingly however please note that a new combi boiler has been fitted during April 2024.

The flexible accommodation includes three individual reception rooms and three nicely proportioned bedrooms. There is modest and low maintenance, external space, meaning the property will suit those looking for a home, whose outside space requires little ongoing attention.

There is a private driveway together with garage within a nearby colony. Homes within this development are seldom placed in the open market and we would therefore recommend an early viewing.

The sellers inform us that the property is Leasehold for a term of 999 years from 1984 subject to the payment of the yearly Ground Rent of £40.00.

Council Tax Band E - £2,491.95

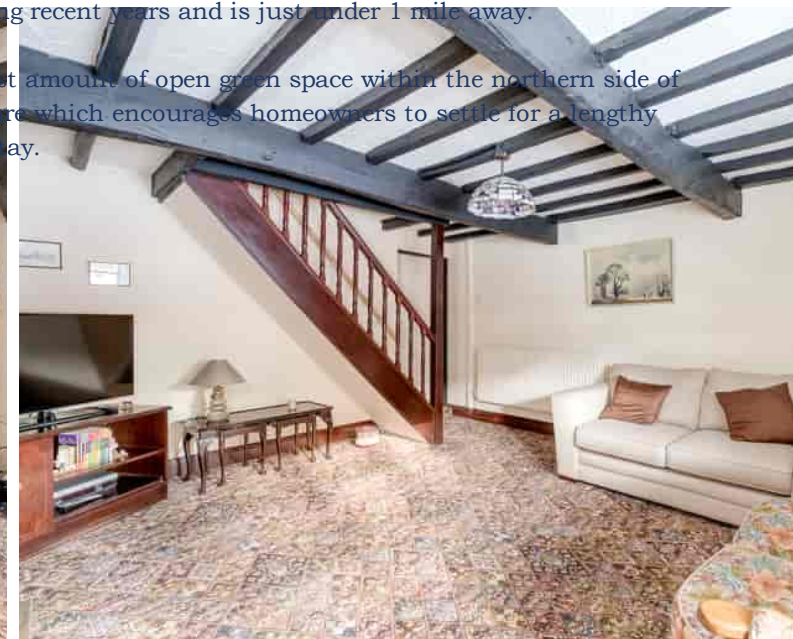
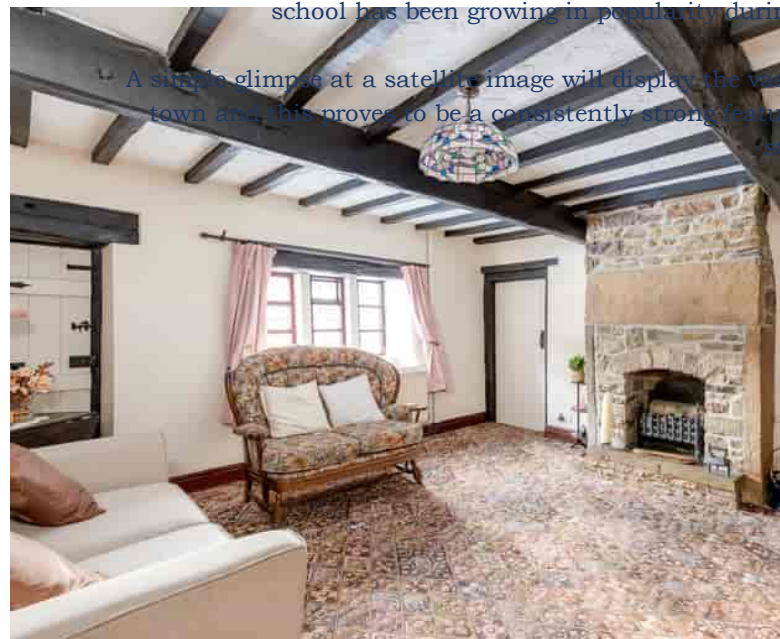
THE AREA

The Area:

Tucked in Eagley Brook Valley – known for its former cotton mills and reservoirs, mature woodland and open countryside – the historic mill village of Eagley combines proximity to glorious rural landscapes with the convenience of being near the popular areas of Sharples, Bromley Cross, Egerton and Edgworth, as well as Bolton town centre. A consistently popular part of town with access via Blackburn Road which has a vast number of shops and services.

There are a variety of nurseries, primary schools and secondary schools within these areas. Sharples secondary school has been growing in popularity during recent years and is just under 1 mile away.

A simple glimpse at a satellite image will display the vast amount of open green space within the northern side of town and this proves to be a consistently strong feature which encourages homeowners to settle for a lengthy stay.



ROOM DESCRIPTIONS

Ground Floor

Garage

Garage in nearby colony.

Hallway from drive and garden

6' 4" x 2' 11" (1.93m x 0.89m) Door to pathway and garden. Storage cupboard.

Reception Room 1

4' 3" (max to the alcove) x 15' 5" (max to the under stairs) (1.30m x 4.70m) To the rear. Mullioned window to the garden. Feature exposed stone chimney breast, fireplace and hearth with a gas connection. Stairs to a first floor landing area

Reception Room 2

15' 5" x 9' 4" (4.70m x 2.84m) Cupboard. Access into the hallway.

Reception Room 3

9' 2" x 10' 8" (2.79m x 3.25m) Window looking into the Courtyard area.

Kitchen

14' 3" x 9' 6" (4.34m x 2.90m) Window to the front looking into the Courtyard area. Wall and base units in a medium to dark oak. New gas central heating boiler with 10 year guarantee.

First Floor

Landing Area

Bedroom 1

14' 3" x 12' 5" (4.34m x 3.78m) Double. Part vaulted ceiling. Fitted furniture. Loft access.

Bedroom 2

9' 3" x 10' 7" (2.82m x 3.23m) Rear double. Loft access (no fixed ladder, part boarded for storage)

Bedroom 3

8' 11" x 9' 0" (to the inner purlin) (2.72m x 2.74m)

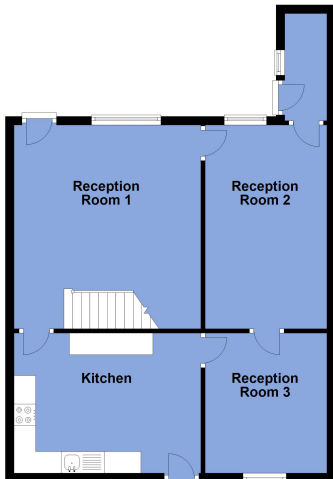
Bathroom

6' 8" x 14' 2" (2.03m x 4.32m) WC. Bidet. Individual bath. Corner shower. Hand basin. Roof light. Some fitted storage into the eaves.





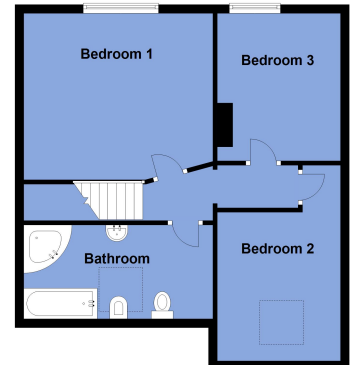
Ground Floor



Total area: approx. 114.0 sq. metres (1227.1 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		65
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	65

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