



INDEPENDENT ESTATE AGENTS

8 Alfred Street, Egerton, Bolton, BL7 9TA

£275,000

REDUCED

**** REDUCED**** A stone cottage, full of charm including off-road parking, garden and quality presentation throughout. Located in a private cul-de-sac just off Bedford Street.



- DRIVEWAY AND GARDEN
- ENCLOSED REAR COURTYARD
- TWO DOUBLE BEDROOMS PLUS VERSATILE LOFT ROOM
- HEAD OF CUL-DE-SAC
- MODERN KITCHEN WITH INTEGRAL APPLIANCES

- BRILLIANT ACCESS TO SURROUNDING COUNTRYSIDE
- QUALITY PRESENTATION
- TRAIN LINK AROUND 2 MILES
- TWO RECEPTION ROOMS, PORCH AND HALLWAY
- CLOSE ACCESS TO BLACKBURN ROAD AND LONGWORTH ROAD

8 ALFRED STREET, EGERTON, BOLTON, BL7 9TA

The Home:

An impressive and characterful cottage, positioned in a small private cul-de-sac within the heart of Egerton.

Some particularly strong characteristics which should allow the home to stand out from the crowd are the defined off-road driveway parking together with pleasant garden which extends towards a natural stream.

The accommodation includes entrance porch and small individual hallway, two interconnecting reception rooms and a kitchen extension.

The kitchen is a modern style and includes integral appliances and please note that the decor is neutral.

To the first floor, there are two bedrooms together with a family bathroom and a versatile loft room which is ideal for storage and has previously been used as a study and occasional bedroom.

The seller informs us that the property is Freehold

Council Tax Band C- £1,903.18

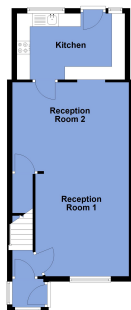
THE AREA

The Area:

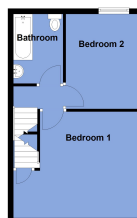
Egerton is a consistently popular village towards the north of Bolton and benefits from superb surrounding countryside and access to some local shops and services within the village itself and also towards Bromley Cross. There are a variety of popular restaurants and pubs within the immediate area.

The impressive countryside is ideal for those who enjoy spending time outdoors and is very popular with dog walkers, runners and cyclists etc. A simple look at a satellite image of the area illustrates this vast amount of open green space. Egerton Park, with the children's playground, is just around 0.2 of a mile. The village in general boasts a good transport infrastructure with main line train station at Bromley Cross just over 2 miles away and connects to Manchester

Ground Floor



First Floor



Second Floor



Total area: approx. 94.7 sq metres (1019.1 sq. feet)

ROOM DESCRIPTIONS

Ground Floor

Porch

3' 6" x 3' 0" (1.07m x 0.91m) Pitched roof. Tiled floor.

Entrance Hallway

Shaped with stairs leading to the first floor.

Reception Room 1

11' 10" (max to alcove) x 12' 11" (3.61m x 3.94m)

Window to the front towards the driveway. Feature fireplace.

Reception Room 2

11' 1" x 14' 7" (max to the alcove) (3.38m x 4.45m)

Feature fireplace. Door and open area to the kitchen.

Under Stairs Store

Space for a dryer.

Kitchen

7' 9" x 13' 6" (2.36m x 4.11m) Two rear windows.

Glass paneled door. Tiled floor. Integral oven, hob, extractor. Belfast sink. Boiler, washer, freezer, dishwasher, and fridge all integral concealed within the row of base units.

First Floor

Landing

Bedroom 1

12' 9" x 11' 11" (3.89m x 3.63m) Double bedroom

positioned to the front with two windows to an excellent private aspect. Over stairs recess measuring 3' 2" x 4' 3" (0.97m x 1.30m) with a further staircase to a loft area.

Bedroom 2

8' 11" x 11' 0" (2.72m x 3.35m) Double bedroom

positioned to the rear with window to the rear service road. View over the rooftops to hills.

Bathroom

8' 4" x 5' 6" (2.54m x 1.68m) Positioned to the rear.

WC. Hand basin. Bath. Fully tiled walls and floor.

Second Floor

Loft Area

12' 7" x 9' 5" (purlin to purlin) (3.84m x 2.87m) Roof light to the front. Eaves storage.

Exterior

Enclosed Courtyard

York stone. Timber gate to rear service road. External power and water.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 