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**PLAYFAIR STREET, EAGLEY, BL1 7LB**



- End of terraced cottage
- Picturesque conservation area
- No upward chain involved
- Grade 11 listed, sought after location
- Many character features
- 2 double bedrooms, useful loft room
- Family sized bathroom
- Enclosed yard & parking to the rear



**Offers in Excess of £200,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982



An opportunity to purchase this characterful two bedroom grade 11 listed, stone cottage, situated in the sought after, conservation area of Eagley Bank. This deceptively spacious property, is the end terraced of three in the row. Eagley bank is a picturesque location, within easy reach of local amenities, close to Sharples Bromley Cross and Dunscar villages. Take a step inside and you will find many features, including, a stone fireplace with multi-fuel burning stove, a traditional style kitchen, a boiler installed in October 2024, a large bathroom and a useful loft room with hidden storage under the eaves. The property also has the advantage of 'no upward chain involved' Viewing is highly recommended to fully appreciate this lovely stone cottage, through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). The spacious accommodation briefly comprises, Entrance vestibule, lounge and a kitchen dining room. Upstairs there are two double bedrooms and a family sized bathroom. From bedroom two, there is an open staircase leading to a useful loft room.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Front door leading to  
**Vestibule:** Tiled floor.

**Lounge:** Double glazed Georgian style window front aspect, radiator below, feature fireplace incorporating a multi fuel burning stove mounted on a stone hearth, part tiling to the floor.

**Kitchen dining room:** 14' 3" x 8' 9" (4.34m x 2.66m) Double glazed window rear yard aspect, Range of traditional fitted wooden wall and base units, with granite work surfaces and tiled splashbacks, Belfast sink with mixer tap, built in Smeg oven and a Smeg gas ring burner hob, stainless steel extractor canopy above, space for a fridge freezer, space for a washing machine, tiled floor, radiator, built in under stairs storage cupboard, door rear yard aspect.

In-between the lounge and the kitchen dining room, there is a staircase leading to the landing.

**Landing:** Onset spotlights to the ceiling.

**Bedroom 1:** 14' 3" x 9' 5" (4.34m x 2.87m) Double glazed Georgian style window front aspect, radiator below, inset spotlights.

**Bedroom 2:** 14' 1" x 8' 9" (4.29m x 2.66m) Double glazed Georgian style window rear aspect, radiator below, Inset spotlights to the ceiling, open plan staircase leading to the loft.

**Bathroom:** 10' 10" x 8' 0" (3.30m x 2.44m) Single glazed sash window side aspect, freestanding bath with tap/shower attachment, wash basin with mixer tap, close coupled WC, heated towel rail/radiator, inset spotlights to the ceiling.

**Loft:** 14' 1" x 14' 0" (4.29m x 4.26m) Double glazed Velux skylight window, radiator.

**Outside:** There is an enclosed garden/yard which is mostly paved, with raised plants beds and a detached wooden shed. A gate gives access to the side elevation. Directly behind the property, there is private parking area.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Freehold

**Council tax:** Cardwells estate agents Bolton research indicates the property is band C annual charges of £2015

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is in Eagley Bank conservation area.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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