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## HOB LANE – TURTON – OFFERS IN THE REGION OF £217,000

A rare opportunity to purchase a picturesque cottage on Hob Lane in Entwistle/Edgworth, BL7. The position is wonderful, being just a short walk away from beautiful open countryside, the Entwistle and Wayoh Reservoirs are nearby as is the glorious West Pennine Moors.

This is a perfect place for exploring the rural surroundings. However this property is far from cut off, in fact Entwistle train station is nearby (which directly serves Manchester, Salford, Bolton and Blackburn), there is a bus stop close, the well regarded Strawberry Duck restaurant is close as the village centre of Edgworth with all its shops, restaurants and sporting/leisure facilities. The accommodation is over three levels and is very well presented throughout with modern facilities juxtaposed with traditional features such as exposed stone work and beamed ceilings. The accommodation briefly comprises: entrance porch, open plan, lounge/diner complete with wood burning stove, fitted kitchen with appliances, first floor, landing, master bedroom, from which the wonderful views can be enjoyed, a modern white three piece bathroom suite, the stairs from the first floor landing has a door which opens into the loft room, this room has a Velux window and has previously been used a second bedroom though would suit a variety of interpretations. Externally the garden area to the front enjoys the lovely front aspect and there is a garage on St James Church Hall. The cottage benefits from gas combination central heating, modern facilities and amenities yet has been kept true to the character and heritage of the period of the property. There really is a great deal to admire and as such; a viewing is highly recommended.

In the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling 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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## ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch: 5' 0" x 3' 11" (1.518m x 1.200m)

Quality double glazed entrance door, uPVC double glazed window, exposed stonework, stone flagged flooring, generous headlight.

Lounge/diner: 20' 2" x 13' 1" (6.155m x 3.977m)

Measured at maximum points. uPVC windows to the front, wood burning stove with glass frontage set on a Stone hearth with in keeping timber mantle above which ties in with the exposed beamed ceilings, quality flooring, two radiators, under stairs storage space off, turning stairs off to the first floor with a display niche, enjoying exposed stonework and a uPVC window to the rear.



Kitchen: 11' 5" x 6' 10" (3.472m x 2.095m)

A professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, double oven/grill, gas hob with extractor over, fridge freezer, washing machine, dishwasher are all included with the sale, stainless steel single bowl sink and drainer with mixer tap over, double glazed window to the side, large sky window, inset ceiling spot lighting, radiator, rear entrance door.



## Front garden:

The primary garden areas are to the front of the property and enjoy the lovely aspect to the front, this may be an ideal space for entertaining and barbecuing etc



## Garage:

There is a timber detached garage which is owned by the property and included in the sale, though the land that the garage is on is leased at a price of around £104 per annum which is paid to the Parish of St Anne as the garage is situated on the grounds of the Church and is accessed off Blackburn Road. See photos and video for further details.



## Council tax:

Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band B with Blackburn with Darwen Council at an approximate cost of around £1,569 per annum.

## Tenure:

Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold.

## Viewings:

Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

## 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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.

## Arranging a mortgage:

Cardwells 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)



**First floor landing: 12' 10" x 8' 3" (3.899m x 2.525m)**

**uPVC window to the rear, radiator, quality flooring, three steps up, which leads to the bathroom and the turning staircase off, which leads up to the loft room under which there is excellent storage space.**



**Master bedroom: 13' 1" x 10' 8" (3.993m x 3.251m)**

**Double glazed window to the front which enjoys the lovely far-reaching views, quality flooring, radiator, built-in storage space which contains the Baxi gas combination central heating boiler, which we understand has been serviced annually.**



**Bathroom: 5' 10" x 5' 5" (1.788m x 1.652m)**

Stylish and modern white three-piece bathroom suite comprising: dual flush WC, wash hand basin, and bath with both handheld and overhead shower options, fitted glass shower screen, exposed beam, double glazed, Velux window, complimentary ceramic wall and floor tiling, radiator, generous head height.



**Loft room: 12' 4" x 10' 7" (3.765m x 3.219m)**

With a central head height of 2.256. There is a double glazed Velux window to the front, spot lighting, quality flooring and eaves storage space off. As can be seen from the photographs and the video the room has previously been used as a double bedroom and there is a door into the room at the top of the stairs.



**Plot size:** The overall plot size is a round 0.02 of an acre.

**Rear:** There is access to the rear for maintenance of the property.

**Chain details:**

The property is sold with no further upward chain delay.