



# 17 Crown Point

Turton, Bolton, BL7 0BD

**\*\*SOLD WITH NO ONWARD CHAIN\*\*WELL PRESENTED TWO BEDROOM GARDEN FRONTED MID TERRACE STONE COTTAGE\*\*SITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION\*\*Charles Louis Homes are pleased to bring to the market this well presented garden fronted mid terrace stone cottage, situated in a quiet and well sought after area. The property is situated in close walking distance to the Wayoh reservoir, local amenities and nearby train station, surrounded by countryside walks and stunning surroundings. The property benefits from having no onward chain and is a Must See!!!**

The property in brief comprises of living room, country style kitchen, two bedrooms and family bathroom. The property also benefits from gas central heating and double glazing throughout with storage to rear of property.

Set in Edgworth's rural settings with local village amenities, it offers easy access to Bolton, Bury and Darwen with easy access to motorway access. This property is a must see to appreciate the charm and the peaceful village location.

## Living Room

12'1 x 13'6 (3.68m x 4.11m)

Double glazed window overlooking front garden, with original oak beams, exposed stone fire place, oak beam and recently fitted log burner, rustic wooden sliding door, wooden flooring, centre ceiling light and gas central heating radiator.

## Alternative View



## Kitchen

12'1 x 9'1 (3.68m x 2.77m)

Double glazed window to rear elevation, with access to rear, fitted with a range of country style wall and base units with contrasting worktops, inset one and half sink with mixer tap, splash back tiles, five ring gas hob with extractor above, integrated oven and grill, space for fridge and freezer, space for washing machine, tiled flooring, inset spots, storage cupboard, floor to ceiling radiator.



## Alternative View



## Landing

3'1 x 5'2 (0.94m x 1.57m)

Leading off to Two bedrooms and family bathroom, loft access and storage cupboard.

## Master Bedroom

12'1 x 8'11 (3.68m x 2.72m)

Double glazed window overlooking front garden, original wood beams, fitted wooden wardrobes and drawers, original wooden door, inset spots and gas central heating radiator.

## Alternative View



## Bedroom Two

9'0 x 7'9 (2.74m x 2.36m)

Double glazed window to rear elevation, original wood beams, fitted wooden wardrobes and drawers, original wooden door, centre ceiling light and gas central heating radiator.



## Bathroom

8'8 x 4'5 (2.64m x 1.35m)

Fitted with a three piece, comprising of low level wc, hand wash basin with vanity unit below, panelled bath and shower above with glass screen, part tiled walls, laminate flooring, chrome heated towel rail and centre ceiling light.



## Front Garden

Set behind a dwarf wall, flagged patio area with gated access and pathway to front door, set within a quaint setting of Crown Point, off the main road, storage area to rear of property and parking can be easily accessed off Moorfield estate, with a five minute walk across the fields to the Wayoh reservoir.

