



## Blackburn Road, Egerton, Bolton, BL7 9TH

- Stylish End Cottage
- Two Double Bedrooms
- Two Cellar Rooms
- Lounge & Dining Kitchen
- Popular Location In Egerton

**£270,000**



# Blackburn Road, Egerton, Bolton, BL7 9TH

## DESCRIPTION

Hunters welcome this beautiful double fronted end terrace to market, located in the ever popular location of Egerton.

The property comprises, dining kitchen, spacious lounge, two cellar rooms, two double bedrooms, en-suite and bathroom. From the landing there is a drop down ladder accessing a boarded loft with power and a velux window.

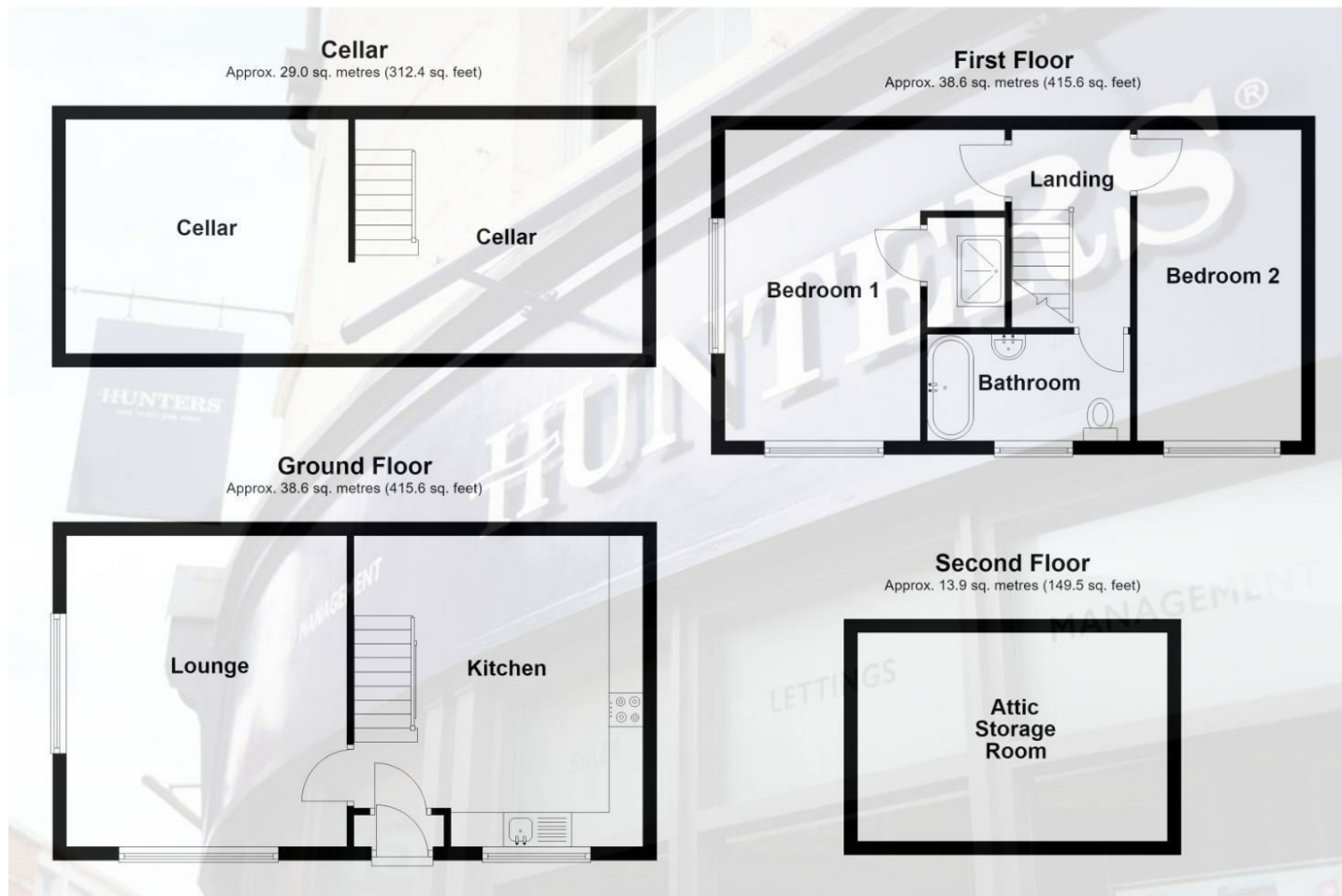
Egerton has a variety of excellent amenities including shops, restaurants, bistros and recreation facilities. Convenient for access to Bolton centre.

OUR THOUGHTS - 'A unique property located in an extremely desirable location'

Please note - The property has a communal yard and 2 small outbuildings.







### Viewings

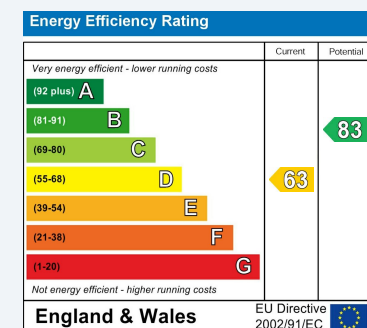
Please contact [darwen@hunters.com](mailto:darwen@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.