



91
Bury Road



Rolling countryside vistas entreat at 91 Bury Road, a characterful home with cottage charm, in Edgworth.

Park up along Bury Road on the outskirts of the peaceful village of Edgworth, before making your way to this well presented 3-bedroom stone cottage.

Welcome home.





Make your way through the front door and into the hallway. Follow the door to the left into the living room where two leaded windows look out over the open aspect to the front.





Continue ahead to discover the kitchen/ diner where verdant vistas of the countryside beyond rush to greet you.

Stash your pots, pans and culinary utensils in the ample supply of fitted cupboards and drawers. A stainless steel sink set within the worktops looks out over the rear garden.

There is also space for a freestanding fridge-freezer, cooker and plumbing for a washing machine.

A partially glazed door leads out onto the rear garden from here.







Returning to the hallway, take the staircase up to the first floor where three bedrooms await.

Nestled to the rear of the home, is the main bedroom, flooded with light courtesy of two windows benefitting from the open aspect countryside views.



Looking out over the front, is bedroom two, a double bedroom with built-in wardrobes and plenty space for drawers too.





Next door, a third double bedroom also benefits from the countryside views.

Also on this level, a three-piece shower room comes fitted with a vanity wash basin, WC and glazed shower enclosure.





Returning downstairs, step outside of the kitchen to the tiered rear patio garden, complete with open countryside views to the rear.

Opposite the front of the cottage, a secret garden is hidden behind a stone wall. Stone steps lead down to this private plot where you can enjoy the sunshine surrounded by open countryside and a babbling brook. A well-kept lawn is surrounded by mature bedding and flowers. For keen gardeners there's plenty space to grow your own vegetables with a greenhouse placed to one side too.

Out and about

Explore the delights to be found on the doorstep of No. 91 Bury Road; only a stones throw away up the road is local pub, the Rose & Crown and White Horse. Discover a wealth of other watering holes and eateries in the centre of the village, easily reached on foot within a few minutes.

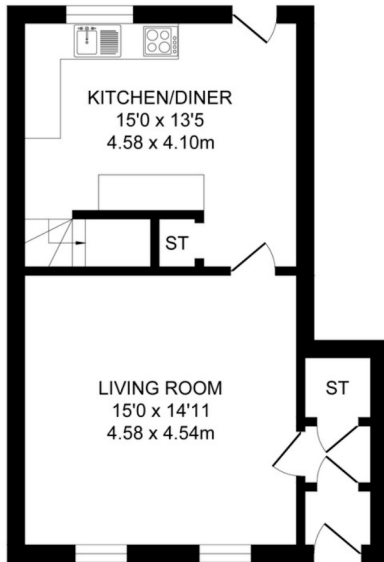
Wander along the public footpath behind the Black Bull following it to Wayoh Reservoir.

Turton Tower is around 20 minutes' walk from the doorstep whilst the Barlow Institute is a mere stroll away, a site of historical interest and surrounded in its own woodland walks.

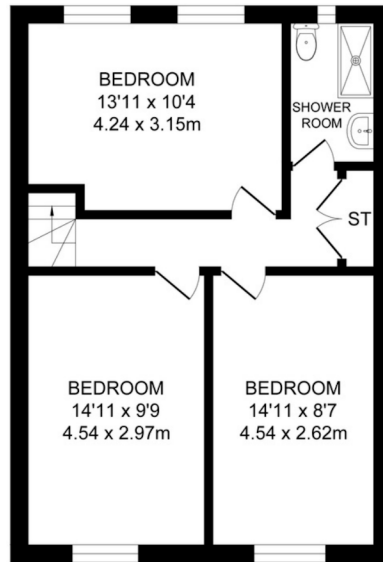
Families can relish in the close proximity to educational excellence; Edgworth Primary School is located close by whilst the village centre is brimming with amenities including a Post Office, pharmacist, butchers, grocers and hairdressers. Treat the kids to ice cream, following a good report, at the renowned Holden's & Co.

Commuters are well served by Bromley Cross train station, only a ten-minute drive away, with services running to Manchester, Bolton and Blackburn; or catch the metro from Bury into Manchester.





GROUND FLOOR
 APPROX. FLOOR
 AREA 44.1 SQ.M
 (475 SQ.FT.)



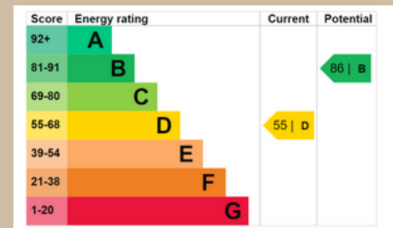
FIRST FLOOR
 APPROX. FLOOR
 AREA 51.2 SQ.M
 (551 SQ.FT.)

TOTAL APPROX. FLOOR AREA 95.3 SQ.M. (1026 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

FEATURES:

- Quaint Mid Stone Cottage
- Three Generous Bedrooms
- Open Aspect Countryside Views To Front & Rear
- Rear Enclosed Patio
- Separate Private Garden across the Road
- Sought After Village Location
- No Chain
- Tenure: Leasehold
- EPC Rated: D





Bury Road
91

EDGORTH, BL7 0AR

NEWTON & CO

T: 01204 329975

E: INFO@NEWTONCO.CO.UK

WWW.NEWTONCO.CO.UK

NEWTON & CO: 237A DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9BS

