

BLACKBURN ROAD



## Are you in search of a modernised terraced cottage in Dunscar?

Nestled at the end of a row of charming stone cottages, you'll find Number 989, Blackburn Road. This recently renovated home boasts impeccable presentation and modern amenities, all within close proximity to the local Cheetham Arms pub.

Park up along the road and enter through the charming sage green composite door, leading you into a functional vestibule.



Before you enter the living room, take a moment to hang your coats in the vestibule. As you step through the glazed timber door, you're greeted by a light and airy atmosphere, thanks to the window offering views of the woodland across the road.



In the heart of the room sits a fireplace, creating a focal point, complete with woodburner stoves for those cosy evenings. Flanking the chimney breast are built-in cupboards, providing both functionality and aesthetic appeal. The painted original flooring beneath your feet complements the neutral décor, adding to the room's charm and character.



Step forward from the lounge into the contemporary kitchen-diner. Here, you'll find sleek grey shaker-style units arranged in a practical L-shaped layout, topped with beautiful oak worktops. Integrated seamlessly within are modern appliances, including an electric oven, 4-ring gas hob, concealed extractor hood, dishwasher, fridge, and freezer.



Positioned by the shuttered window overlooking the rear patio is a charming Belfast sink, adding both functionality and character to the space. A composite stable-style door provides easy access to the patio garden.



Recessed spotlights illuminate the grey tiled flooring, perfectly complementing the crisp white walls. Adding to the aesthetic appeal, the staircase wall has been adorned with new panelling, harmonising with the overall design, while stairs lead down to the cellar, offering additional storage space.



Take the white spindled staircase from the kitchen up to the first floor where two bedrooms await





At the front of the property, you'll discover a spacious double bedroom, currently set up with bunk beds but offering plenty of room for a king-sized bed alongside a complete set of furniture. This bedroom boasts a tranquil ambiance, with neutral décor and grey painted floorboards enhancing its charm. Adorned with shuttered windows, it offers delightful views of the surroundings.



Towards the rear of the property lies a single bedroom, presently serving as a study, overlooking the peaceful rear garden. Adorned with similar décor to the rest of the house, this room features built-in shelving and a desk, making it an ideal space for work or stud



The bathroom exudes timeless charm with its traditional-style pedestal sink, WC, and bath, accentuated by grey painted timber slatted bath panelling. Above the bath, a classic shower is accompanied by a black grid shower screen, while white metro tiles adorn the walls, adding a touch of sophistication. Completing the aesthetic, the floor boasts Moroccan-style tiling, lending a unique and stylish flair. A column radiator ensures warmth and comfort in this inviting space



Ascend the staircase to reach a converted loft room. This cosy air conditioned space features elegant grey damask wallcovering and grey painted floorboards, creating a serene and stylish ambiance. Natural light streams in through both a shuttered window and a Velux window, illuminating the room with a warm glow. Adjacent is a convenient dressing room, providing additional storage and adding to the functionality of the space.



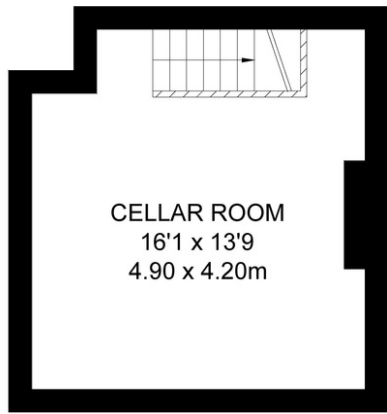
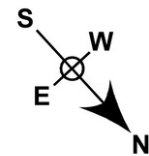


## Step Outside:

Descending downstairs, exit the kitchen and enter the rear paved patio garden, enveloped by a charming white painted brick wall. This south-west facing space has been paved for easy maintenance, creating an inviting setting perfect for hosting summer barbecues and gatherings.

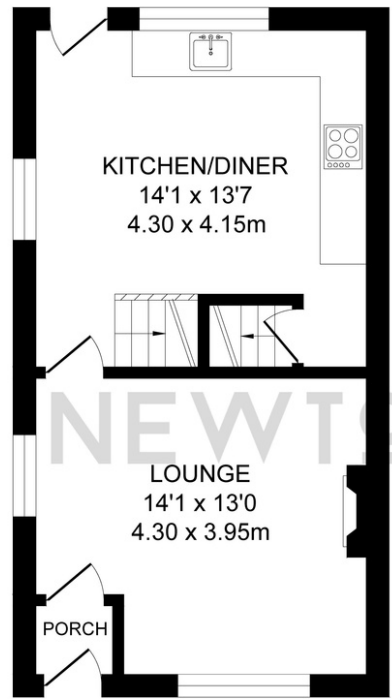
## Features:

- End Stone Terrace
- Modernised Throughout
- Two Bedrooms Plus Loft Room
- Contemporary Kitchen/Diner
- Lounge With Woodburner Stove
- Modern Bathroom
- Cellar
- Rear South West Facing Patio Garden
- Close To Local Amenities
- Council Tax Band; B
- Tenure: Freehold



CELLAR ROOM  
16'1 x 13'9  
4.90 x 4.20m

**CELLAR**  
APPROX. FLOOR  
AREA 19.6 SQ.M  
(211 SQ.FT.)

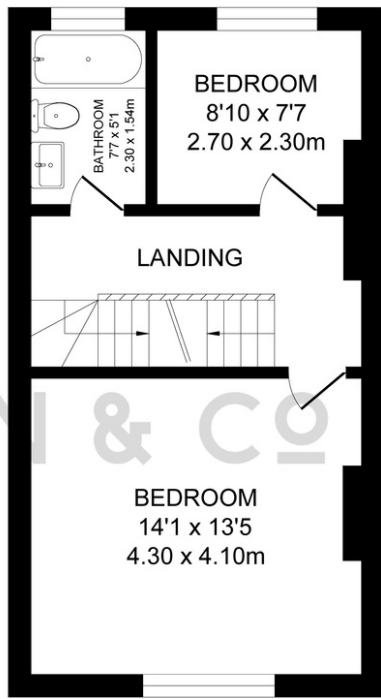


KITCHEN/DINER  
14'1 x 13'7  
4.30 x 4.15m

LOUNGE  
14'1 x 13'0  
4.30 x 3.95m

PORCH

**GROUND FLOOR**  
APPROX. FLOOR  
AREA 36.0 SQ.M  
(388 SQ.FT.)



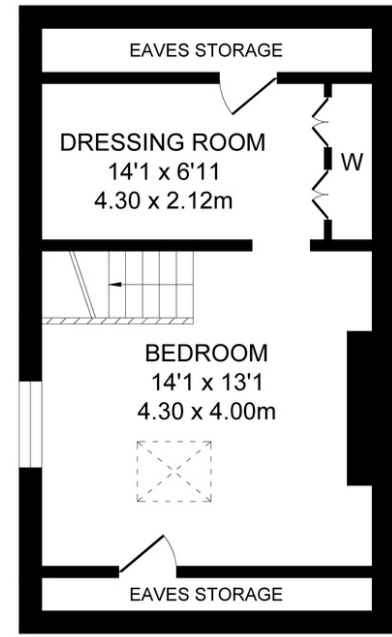
BEDROOM  
8'10 x 7'7  
2.70 x 2.30m

BATHROOM  
7'7 x 5'1  
2.30 x 1.54m

LANDING

BEDROOM  
14'1 x 13'5  
4.30 x 4.10m

**FIRST FLOOR**  
APPROX. FLOOR  
AREA 36.0 SQ.M  
(388 SQ.FT.)



DRESSING ROOM  
14'1 x 6'11  
4.30 x 2.12m

BEDROOM  
14'1 x 13'1  
4.30 x 4.00m

EAVES STORAGE

EAVES STORAGE

**SECOND FLOOR**  
APPROX. FLOOR  
AREA 27.0 SQ.M  
(291 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 118.6 SQ.M. (1278 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.

## Out and about

Step outside and discover the wide range of amenities that lie in wait on your doorstep. Within a few strides of the front door, discover gastro pub Brehouse, a friendly local serving up fine fayre. Other local eating and drinking establishments include the Spread Eagle and the Thomas Egerton. Enjoy walks in Eagley Brook, once an integral part of Bolton's industrial revolution, its relics still remain hidden in the undergrowth. Stroll amongst the waterfalls and rocky cliffs. The bus into Bolton and Blackburn is just on the doorstep too. Take in a round of golf at Dunsar Golf Course (there is also a tennis and cricket club nearby), or walk up to Belmont. For coffee and a croissant, Starbucks is only a few hundred yards away, whilst Spar is also on hand for all your essentials or treat yourself to Earthlings in Bromley Cross. Nearby primary schools include The Oaks and Egerton, less than five minutes from the doorstep. There are also a range of local secondary schools to choose from with Sharples, Turton and Thornleigh all close by.

# BLACKBURN ROAD

DUNSCAR, BOLTON, BL1

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