

AVONDALE

EDG WORTH

In the quiet and quaint village of Edgworth, with walks on the doorstep and so many conveniences to hand, discover a hidden gem of a dormer bungalow at Avondale, Blackburn Road.

Just after Middle Turn, pull onto the gated driveway where there is ample parking for three cars ahead of the integral double garage.

The landscaped garden to the front is bordered by thickets of hedging, dry stone walling and flourishing bedding plants providing screening from the road.







# WELCOME HOME

Hang your coats as you enter into the porch. Immediately to the left, a WC is on hand, ideal for guests. Ahead, a light and bright hallway decorated in neutral finishes welcomes you home.

Peep through the door to the left to discover the utility/ boot room complete with pine units. A sink and drainer sits upon the contrasting white worktop looking out over the side aspect, with plumbing below for a washing machine. The door from here leads through to the integral double garage and greenhouse.

Also off the hallway, the next room on the left is the office, ideally fitted with built-in pine cupboard doors and shelves, ideal for those who work from home.



FEAST YOUR EYES





Follow the door through to the breakfast kitchen, where modern white shaker style wall and base units are arranged in a handy u-shape.

Housed within is a built-in 'Miele' double oven, fridge, freezer and dishwasher. A 5-ring gas hob is set beneath a concealed extractor hood with Corian worktop and matching splash back and upstands.

A Belfast sink is ideally set by one of the two windows that look out over the front garden.

There's space by the second window for the dining table.

Timber flooring teams with the neutral walls for a clean modern finish.



## FAMILY DINING

From the entrance hall, follow the glass panelled double doors ahead into the welcoming dining room, the ideal central hub of the home.

An ornamental fireplace with timber surround and dark green tiles provides a perfect focal point to centre a dining table around.

Flow through the UPVC French doors in to the conservatory, the perfect spot to sit and enjoy the views over the large rear garden. A UPVC door leads out onto the rear patio from here.







## SNUGGLE UP



To the opposite side of the dining room discover the snug lounge, decorated with neutral walls and period picture rails to complement the dining room.

A large window with French shutters looks out over the front garden whilst a gas fire set with timber mantel provides the perfect setting to snuggle up in front of.





## FORMAL LIVING

Next door, looking out over both the front and rear gardens, awash with light is the formal living room.

Windows, to each side capture the outdoors, drawing it in.

Bright and cheerful, this lounge also emanates a cosiness in the evening, carpeted underfoot with furniture centered around the fire.

Either side of the fire, two stained glass windows with birds and flowers provide a welcoming feature whilst French Patio doors lead straight out onto the rear garden.



# FAMILY BATHROOM

To the rear of the ground floor is a family bathroom comprising vanity wash hand basin, freestanding bath, separate shower enclosure and under floor heating.





From the hallway, take the pine spindled staircase up to the first floor to discover three double bedrooms.

Arrive at the spacious landing, light and bright courtesy of the large French shuttered window that looks over the open countryside to the rear of the home.

A large cupboard provides plenty storage.



## BEDTIME BLISS

Looking out over the rear garden, a spacious main bedroom, comes with a full bank of fitted wardrobes, and matching drawers.

Decorated in neutral finishes with soft beige carpeting complementing the tones, two Velux style windows provide plenty light alongside the recessed spotlights above head.



Next door, also looking out over the rear garden, a second neutrally decorated double bedroom comes with fitted wardrobes, bedside cabinets and matching dressing table.



To the opposite side of the landing,  
a third comfortable double  
bedroom awaits.

Light pervades through a large  
window to the side, creating a  
welcoming space in which to rest  
and relax.

There's ample space for wardrobes,  
chests of drawers and bedside  
tables alongside a double bed.







Serving the bedrooms is the modern shower room, with back-to-wall WC, vanity wash hand basin with walnut storage cupboard below and double shower with glazed shower screen.

Travertine style wall tiles with matching shower panels create a fresh warming contrast to the white three-piece suite.

A tall heated rail is on hand to warm towels.





GARDEN DELIGHTS



Step outside and discover the garden delights of Avondale.

Accessible directly from the living room and conservatory, a spacious Indian Stone paved patio provides an ideal place to barbecue in the Summer months.

Beyond, a large landscaped garden continues with flourishing plant beds providing plenty colour around the lawn and pond.

Open views out towards the surrounding hills of the Wayoh provide the perfect backdrop for all the family to enjoy.

A shed provides storage for all your gardening tools.





# IN THE VILLAGE

Step outside and into the countryside, with walks aplenty to be enjoyed from the doorstep.

The stunning Wayoh Reservoir is only a short walk away, just behind the house down Middle Turn off Horrocks Road.. Enjoy its easy circular walking route, soaking up the pretty scenes and array of wildlife.

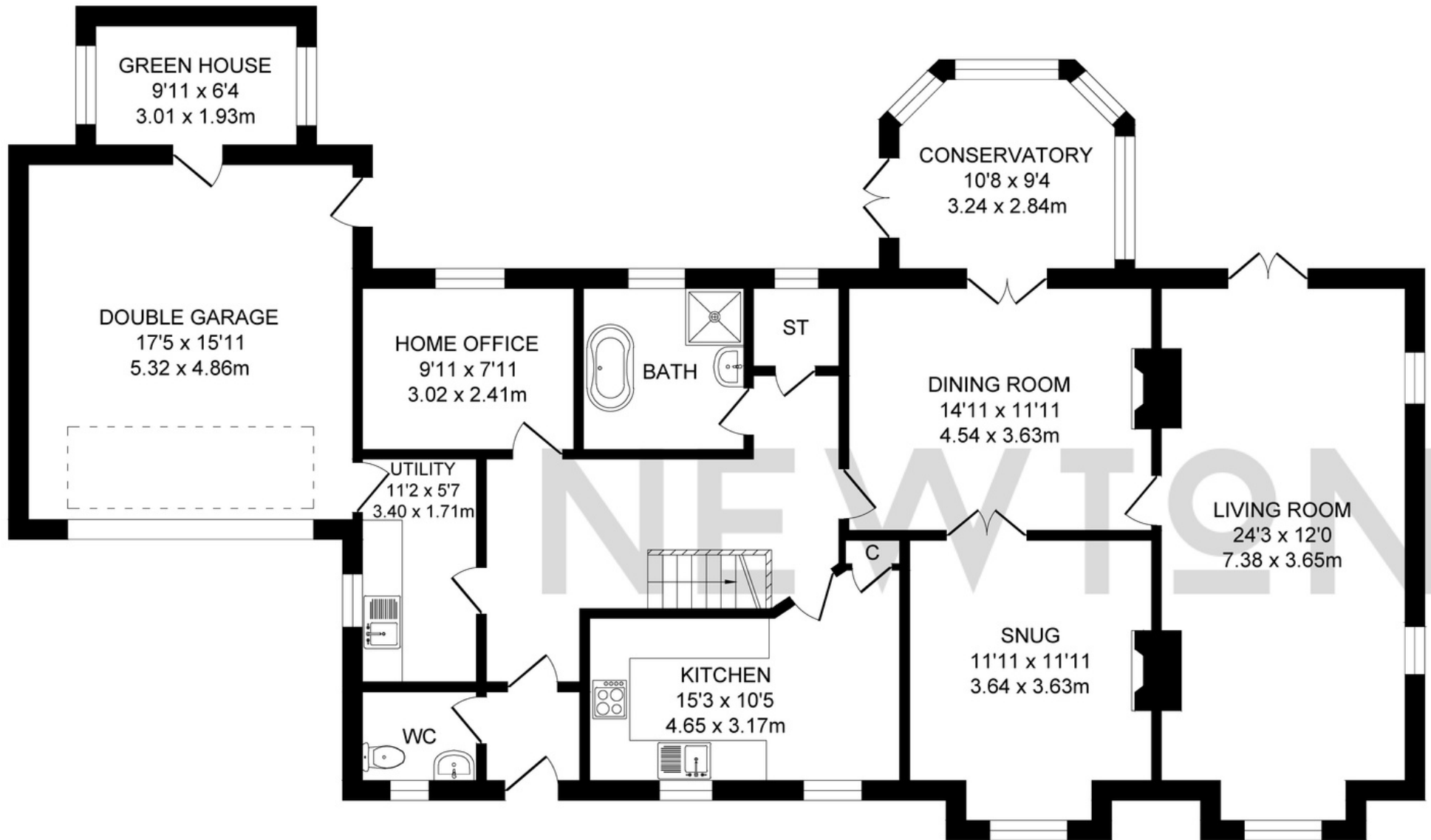
Take a stroll and enjoy the amenities on offer on your doorstep: Holdens Ice Cream parlour is the perfect weekend treat for children. The Hideaway Café is also perfect for brunch and coffee.

Pick up your ingredients for dinner from Whiteheads Butchers and the Edgworth Deli, a family run, award winning establishment located along Blackburn Road.

Families are well placed close to nearby Turton Edgworth C Of E Primary School, a short walk away, whilst Eagley Infants School is only a ten-minute drive away.

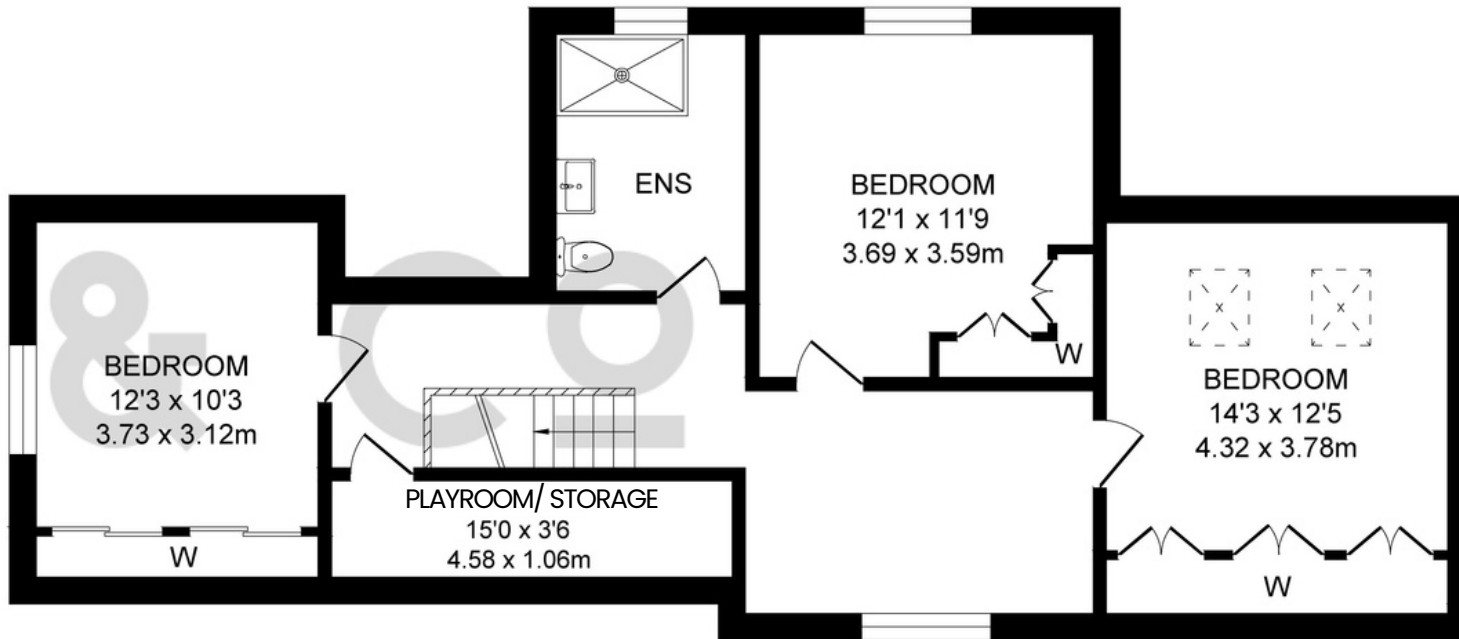
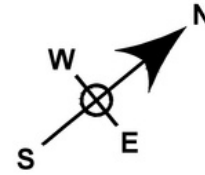
For a spacious, bungalow, in a quaint village surrounded by stunning views and countryside walks; Avondale Blackburn Road is a home that must be viewed to be truly appreciated. Book your viewing today.





GROUND FLOOR  
 APPROX. FLOOR  
 AREA 159.9 SQ.M  
 (1721 SQ.FT.)

# FEATURES



FIRST FLOOR  
 APPROX. FLOOR  
 AREA 74.5 SQ.M  
 (802 SQ.FT.)

- DETACHED DORMER BUNGALOW
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- THREE RECEPTION ROOMS
- CONSERVATORY
- UTILITY & DOWNSTAIRS WC
- DOUBLE INTEGRAL GARAGE
- GATED DRIVEWAY PARKING FOR THREE CARS
- LARGE FLOURISHING FRONT & REAR GARDEN
- FABULOUS OPEN VIEWS
- CLOSE TO LOCAL AMENITIES
- SERVICED ALARM THROUGHOUT
- TENURE: FREEHOLD
- FLOOR SPACE: 2523 SQ.FT
- EPC RATED: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

AVONDALE

BLACKBURN ROAD  
EDGORTH  
BL7 0PQ

NEWTON & CO

T: 01204 329975  
E: INFO@NEWTONCO.CO.UK  
WWW. NEWTONCO.CO.UK  
237A DARWEN RD, BROMLEY CROSS, BL7 9BS

