



**WILLIAM THOMAS**  
ESTATE AGENTS

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- An Attractive & Immaculately Presented Stone Cottage
- Stunning Views & Generous Sized Gardens To Rear Which must be seen
- Lounge/Impressive Dining Kitchen
- 3 Bedrooms/Luxury 3 Piece Bathroom
- Fully Modernised Throughout To A High Standard
- Close To Open Countryside & Bromley Cross Rail Station
- Desirable Location Of Chapeltown
- Viewing Highly Recommended

## **57 High Street, Chapeltown, Blackburn With Darwen, BL7 0EW**

This delightful stone cottage with breathtaking aspects to the rear is situated in the very attractive and highly sought after award winning village of Chapeltown. The property has been fully modernised by the current owners to a high standard but in turn has kept all its charm and character. Briefly comprises: lounge, impressive fully fitted dining kitchen, 1st floor: spacious landing, two good sized bedrooms, luxury 3 piece bathroom, second floor: bedroom one with three with velux windows providing sensational views.

Rarely does a property of this nature enjoy the benefit of a rear South facing garden in excess of 100ft long, not to mention the fantastic views over the surrounding rolling countryside. The garden has a cobbled patio area leading to a tiered lawn.

It is close to all local amenities including shops, excellent schools and Bromley Cross Station being close by making excellent commuting into the surrounding towns. There is also open country side and the Wayoh and Entwistle Reservoirs nearby which is ideal for walks, viewing is highly recommended.

**£245,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

454 Darwen Road Bromley Cross Bolton Lancashire

## GROUND FLOOR

**LOUNGE** 14'0" (4.27 M) x 13'9" (4.19 M) Feature 'Tiger' wood burning stove in stone recess fireplace and hearth, beamed ceilings, pvc double glazed window with front aspect

**IMPRESSIVE DINING KITCHEN** 14' x 12' (4.01 M) 7'(max) 9' (2.92 M) 8'(min) Fitted bespoke wall and floor units with complimentary worktops, single drainer sink unit, 'built in 'Neff' oven, 5 plate gas hob with extractor hood above, tiled splashbacks, integrated dishwasher, washer and dryer, slate tiled floor, pvc double glazed windows and double doors providing access and fantastic views over the rear garden and the scenic rolling countryside beyond (sure to impress!)

## ADDITIONAL PICTURES

## FIRST FLOOR

**LANDING** Spacious landing with staircase leading to the second floor

**BEDROOM 2** 13'9" (4.19 M) x 8'7" (2.62 M) Pvc double glazed window, recess storage under the stairs

**BEDROOM 3** 15'7" (4.75 M) x 8'4" (2.54 M) Pvc double glazed window with excellent picturesque views over the surrounding countryside

**MODERN 3 PIECE BATHROOM** A contemporary white suite comprising of wood panelled bath with feature overhead shower and flexible shower hose, vanity wash basin, low level wc, two feature tiled elevations, heated towel rail

## SECOND FLOOR

**BEDROOM 1** 13'8" (4.17 M) x 10'7" (3.23 M) (to fitted wardrobes with restricted head height) 3 velux windows with fabulous views over the surrounding picturesque countryside, fitted modern wall to wall wardrobes with mirrored doors

## OUTSIDE

**GARDENS** The rear garden which we estimate to be approximately 100ft in length is sure to impress. Rarely do you get such a garden with fantastic open countryside as a backdrop, the garden is well stocked with lawns, plants, shrubs, fruit trees, shed and greenhouse

## ADDITIONAL GARDEN PICTURES

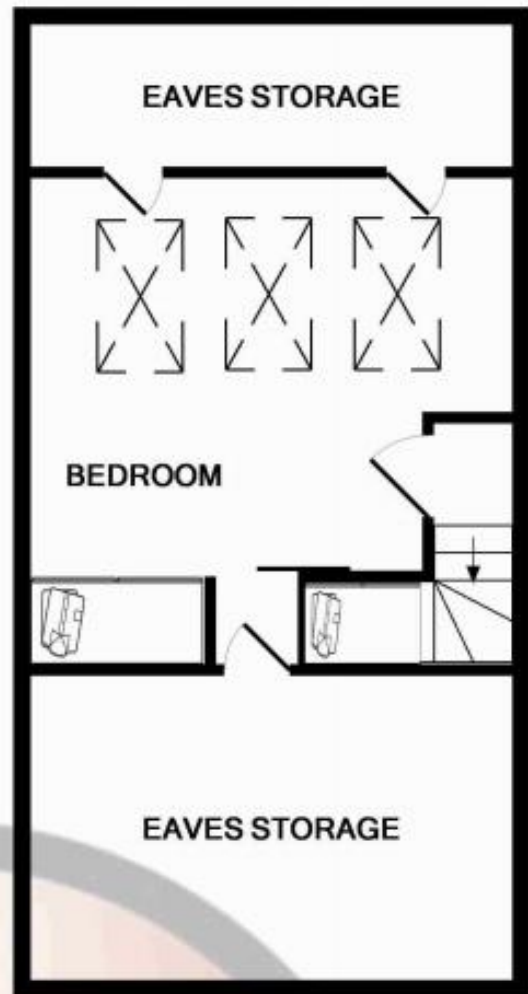
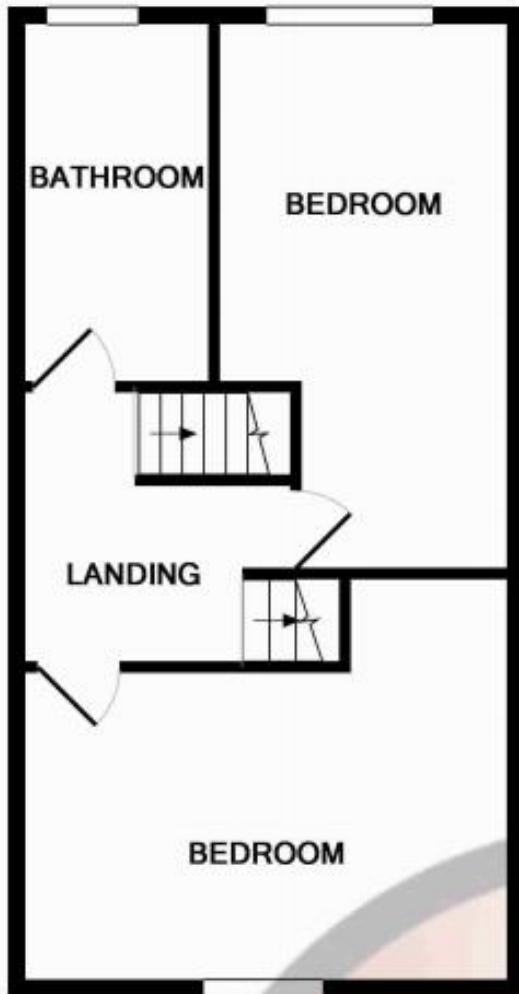
## REAR ASPECTS

**AGENTS NOTES** Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must accept that these items may not be in working order. Dimensions: Please note that room sizes are shown in imperial measurements with the metric equivalent shown in brackets, to the nearest one tenth of a metre, on a wall to wall basis and is only indicated as an approximate guide. Photographs: Photographs in this brochure show only certain parts of the property. It should not be assumed that any contents, furnishings or furniture shown on the photographs are included in the sale nor should it be assumed that the property remains as displayed in the photographs. No assumptions should be made regarding the parts of the property which have not been tested and photographed.

**AGENTS NOTES/2** Please note: Electrical or other appliances, service installations, heating systems, security alarm systems and satellite receiving equipment, where applicable, have not been tested and interested parties are recommended to carry out their own investigations as to their condition and serviceability before contracts are exchanged.

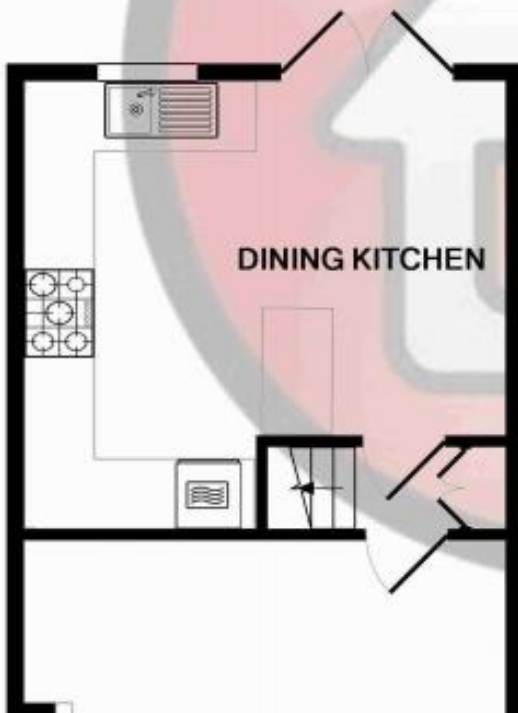
**AGENTS NOTES/3** William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property.

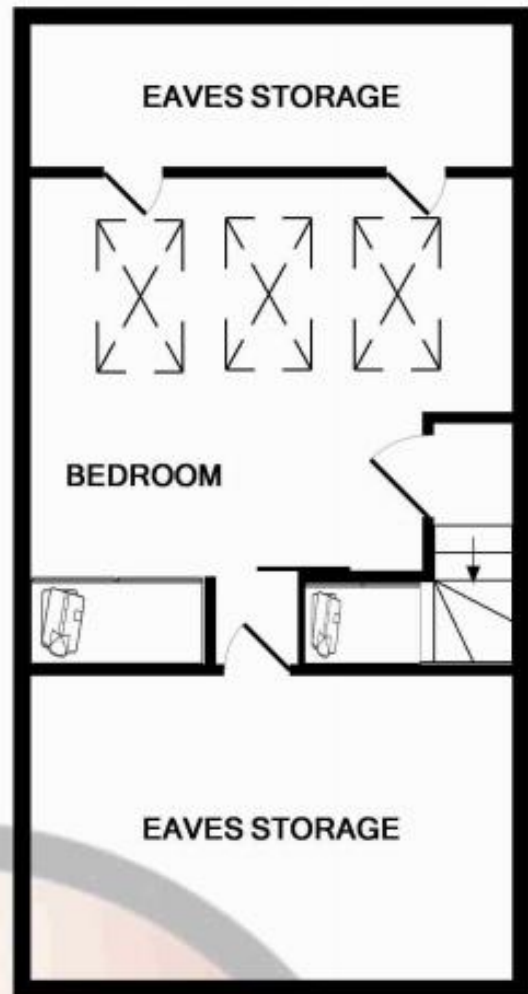
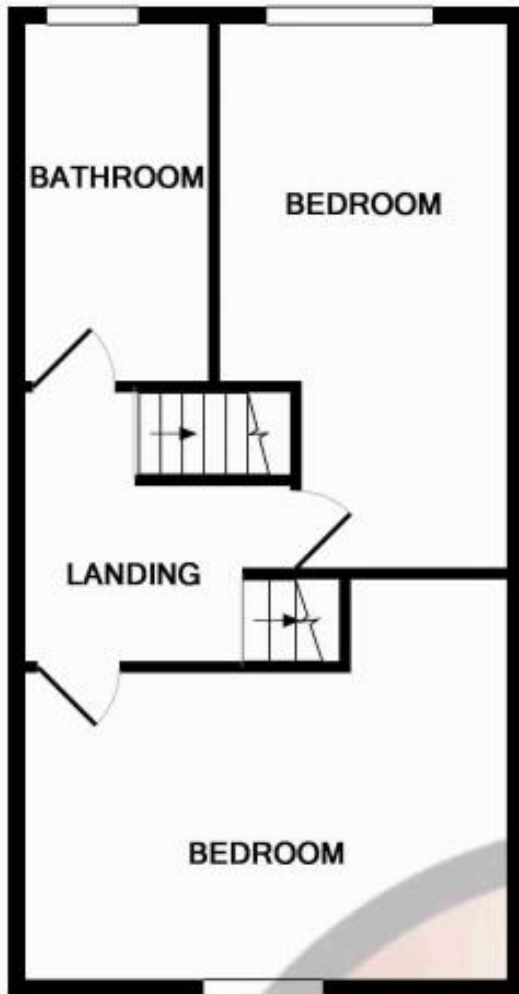




1ST FLOOR  
APPROX. FLOOR  
AREA 383 SQ.FT.  
(35.6 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
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