



Thornham Drive

Bolton, BL1 7RF

Asking price **£289,000**



A sought after and highly convenient location paired with immaculate interiors and the added floor space of a substantial extension, this deceptively spacious semi-detached three-bedroom property is perfect if you're looking for somewhere you can simply move in and unpack your bags. And owing to its layout downstairs the property could potentially be used as a four bedroom home...

A brief overview of the property comprises the entrance porch, lounge, open plan kitchen-diner, utility, versatile back room suitable as an office (or fourth bedroom), downstairs shower room, three bedrooms, family bathroom, an integral garage, and externally the home benefits from a double drive to the front, in addition to a good sized rear garden with a lovely aspect onto an open green space and nearby woodland. Curious? Let's take a closer look...



The Living Space

Pop your car on the drive and stroll inside... The front entrance porch offers a handy spot to keep coats and footwear tidy and out the way, while the lounge then welcomes you into its warm and homely feel. As soon as you step inside it's clear this home has been well cared for and given plenty of love over the years by its current owners, meaning you really can move in without lifting a finger...

A contemporary fireplace with feature lighting holds the centre of the room, and the large bay window allows plenty of natural light to pour in, complementing the light tones of the neutral décor and creating a fresh bright and airy ambience.

The excellent condition of the interiors continues at the rear, where a great open plan kitchen-diner provides a very generous amount of floor space that's super practical for family life (or of course for those just looking for that extra bit of space!)... Further practical features of this home which make it unique for the development within which it sits are the three extra rooms at the rear – the first being a versatile room which is suitable for use as a home office or snug, the second being a downstairs shower room, and the third a utility room with internal access to the garage. All of these extra rooms make a huge difference when it comes to the practical aspects of daily life, and the cherry on top here is that, like the rest of the home, everything is presented in immaculate condition and ready to move into.

The home office benefits from its own Wi-Fi point, ensuring a solid connection for important meetings when working from home, even when the kids are on all their devices and streaming Netflix. And the French doors onto the back garden will be lovely swung open when working from home during hot summer days. This room is very versatile and would make a great snug or playroom for the kids. Or alternatively, it could easily be a well-proportioned fourth bedroom, which would work well with the shower room next door.

The shower room comprises a modern finish with tiling to the floor and walls, walk-in gas powered shower with glass façade, WC, and wash basin with integral storage... The kids can avoid fighting over the bathroom before the school run! And of course an extra toilet is always a handy feature when hosting family and friends.

Within the utility there's plenty of extra storage for miscellaneous bits and bobs like the ironing board and Hoover which always need a home. It's also a convenient spot for doing your laundry with plumbing for the washing machine too.

Back into the spacious open plan living area, and the contemporary kitchen features all the integrated appliances you need, including dishwasher, fridge-freezer, double oven, microwave, gas-on-glass five-plate hob, and a range of ample storage. There's plenty of room for a large dining table in this room while maintaining a super spacious feel, and the double windows onto the rear garden allow the bright and airy vibes to continue here too.

To summarise the living space on offer, the extensions to the side and rear are a highly valuable addition to the home, giving the property substantially more space and functionality for a property of this nature. Access to the rear garden is by the kitchen, but let's have a peep upstairs first!

Bedrooms & Bathrooms

Upstairs are the three original bedrooms which are no surprise well presented and clearly cared for. The master and second bedroom benefit from fitted furniture including wardrobes, drawers and desk/dresser. The family bathroom has been recently renovated hence features a fresh modern finish with grey tiling to the floor and walls, tiled-in bath with shower, wash basin with integral storage and WC.

As briefly mentioned above, this home could quite easily be used as a four bedroom home due to the versatile back room and downstairs shower room and may suit a family who are looking to have an elder relative living with them.

The Outside Space & Surrounds

In addition to the low maintenance double drive at the front, there's a low maintenance garden to the rear which is a superb sun trap on warm summer days. Another unique feature of this home is how the garden flows onto the open field and woodland at the rear, providing a nice green space to enjoy without having the responsibility of garden maintenance! This neighbouring greenery also offers a convenient spot for walking four legged friends and leads down into Eagley brook and nature reserve, which is always nice for an evening stroll to get some fresh air and get your daily step count in.

A Well-Connected Suburb

As well as the pleasant bonus of the neighbouring nature, Thornham Drive is a well-connected suburb in Sharples, with a variety of schools and amenities practically on your doorstep. Starbucks is within a five minute walk, Lidl and Asda are just a few minutes' drive down Blackburn Road in Astley Bridge, and the neighbouring areas of Bromley Cross and Egerton provide a selection of smaller shops, pubs cafes and restaurants.

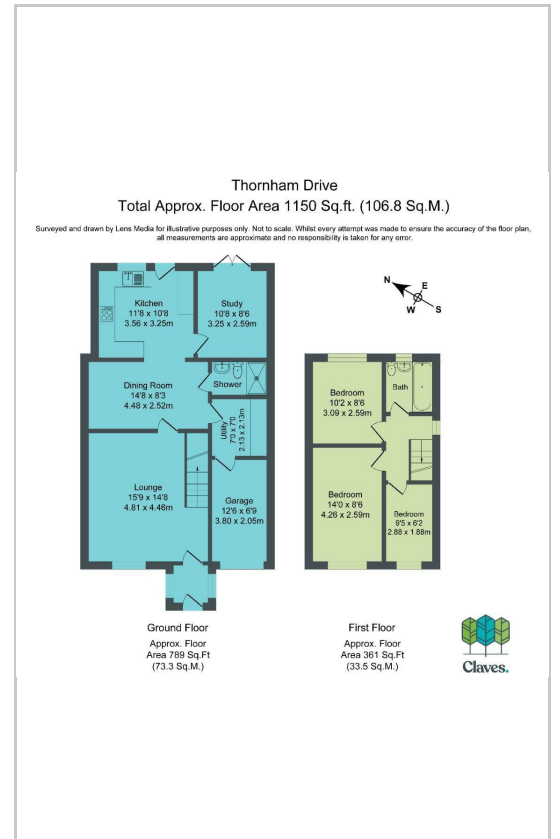
Services & Specifics

We are advised:
 The property is freehold.
 The tax band is C.
 There is gas central heating with a Worcester combi boiler located in the garage.
 The energy efficiency rating is higher than average.
 The property benefits from extensions to side and rear.

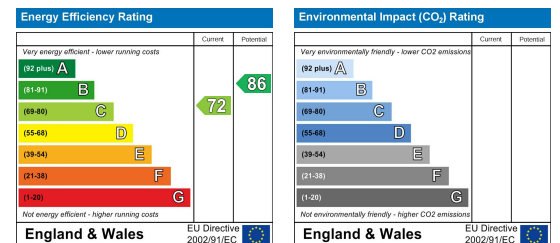
Area Map



Floor Plans



Energy Efficiency Graph



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