



Whittle Hill

Bolton, BL7 9XF

Offers around £285,000



Just a hop skip and jump from central Egerton, this two-bedroom detached true bungalow is positioned at the top of a quiet cul-de-sac on a generous plot with far-reaching scenic views. The plot is arguably one of the best on the cul-de-sac, both in size and position, and the house itself is well-presented to stylish modern standards, so you can simply move in and unpack! A quick summary of the accommodation includes a central hallway, two bedrooms, lounge, kitchen-diner, family bathroom, and an attached garage.



The Living Space

The main lounge is a generous size and has plenty of natural light pouring in through glass sliding doors which open onto the back garden. A fireplace sits in the centre of the room creating a traditional layout, yet the décor is fresh and modern.

Next to the lounge is the modern kitchen-diner where minimalism style gloss light grey units add trendy contrast to the grey worktop and complementary splashbacks, and a wood-effect ceramic tiled floor continues into the central hallway. Integrated appliances in the kitchen include fridge, freezer, dishwasher, chrome mixer tap and sink, electric oven and four-plate hob with matching splashback and extractor hood. And the garage is plumbed for the washer/dryer which is easily accessible via the French doors in the kitchen, which also create a bright and airy feel with plenty of natural light. There's ample room for a small dining table here too! A nice spot to enjoy your morning coffee while looking out onto the garden.

The Bedrooms & Bathroom

The wood-effect ceramic tiled floor continues in the bathroom, complementing the fresh white tiled walls and modern suite. The three-piece suite includes a bath with shower, vanity basin with integral storage, and WC, and like every other room in the house is found in excellent condition.

The two bedrooms are situated at the front of the house and are both well-presented and well-proportioned. The master is a good sized double and the second bedroom a large single, or alternatively it would suit alternative uses, perhaps a snug or study? Or as the current owner has it, an exercise room!

The Outside Space

Externally, the property benefits from an easy maintenance artificial lawn at the front, in addition to the large block paved drive leading down the side of the house to the garage. To the rear, the garden is a great size – not too big that it's difficult to keep on top of, while still allowing plenty of space to enjoy time outside on warm summer days. Its current configuration comprises several patios and an artificial lawn, though it has excellent potential for relandscaping, and the uninterrupted view towards Winter Hill is fantastic!

The Location

This homely abode is ideally suited to those looking for a quieter lifestyle with a community feel and a great selection of local amenities on your doorstep. Cafes, restaurants, and pubs are aplenty in Egerton and further afield in neighbouring Bromley Cross, as well as shops and transport links via rail and road leading to central Bolton, Manchester, and beyond.

It's an ideal location near the countryside without being too far removed from all the amenities you'd ever need. And with the abundance of nearby countryside, scenic walks are aplenty, as well as other outdoor pursuits.

The Specifics

- The tax band is D.
- The tenure is leasehold with a ground rent of £18 per annum.
- The length of the lease is 999 years from 1st May 1969.
- The boiler is a Vaillant combi, located in the garage.
- The loft is part boarded.
- The house is alarmed.

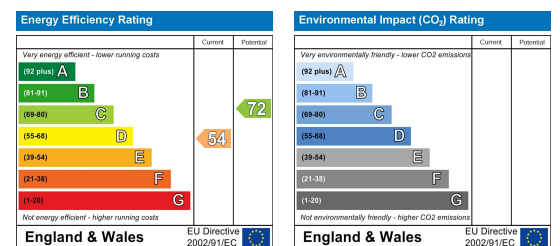
Area Map



Floor Plans



Energy Efficiency Graph



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