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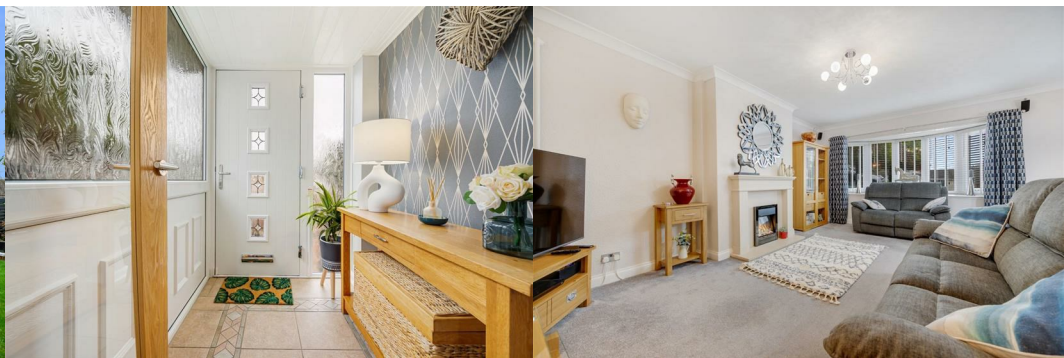
Old Swan Close

Bolton, BL7 9UW

£295,000



Tucked away in the corner of a quiet cul-de-sac in a sought-after location in Egerton, this two-bedroom detached bungalow with attached garage and landscaped gardens is presented in immaculate condition both inside and out, with generous rooms, bright and airy, contemporary interiors, and a fantastic kerb appeal. And with village amenities aplenty in both Egerton and Bromley Cross, it's a practical location while having rolling countryside on your doorstep. A brief summary of the internal accommodation includes a front entrance porch, open plan lounge-diner, kitchen, family bathroom, two double bedrooms, and an attached garage which the current owners use partly as a utility.



The Living Space

The home welcomes you inside via the porch which gives you the first glimpse of the well-presented, bright, and airy interiors, which further leads through to the main living space of the house which is situated at the front, and comprises the open plan lounge-diner. The lounge is spacious with a large bow window streaming in plenty of light, and the chimney breast with a natural stone fireplace houses an electric fire that gives a cosy, warming glow.

The dining aspect of this open plan space is differentiated by a laminate floor while continuing the fresh, modern decor. This house is well configured with the dining area ideally positioned next to the kitchen, while also flowing as one with the lounge. Within the kitchen are a range of high-quality Neff cooking appliances, including a double oven, induction hob and extractor hood, plus a dark grey Quartz sink with drainer and mixer tap, which complements the attractive, solid wood worktops. An external door from the kitchen leads to a sheltered area that provides convenient access to the attached garage, where there's plumbing for utilities and other storage means.

The Bedrooms & Bathroom

The bedrooms and bathroom are located at the back of the home with aspects onto the garden. Like the living spaces, the bedrooms are presented to fresh contemporary standards in excellent condition.

The master bedroom benefits from a range of contemporary fitted furniture, including wardrobes, drawers and dressing table, in addition to French doors leading out onto the garden. The second bedroom is also a double and would alternatively suit use as a home office or hobby room.

A modern three-piece suite complements the fresh aesthetic of the family bathroom, featuring a black gloss tiled floor and white tiled walls with feature black elements. The modern suite includes a jacuzzi bath with shower, a feature wash basin and stand, and WC, in addition to a chrome heated towel rail.

The Outside Space

In addition to the driveway and lovely, landscaped front garden that gives such a fantastic kerb appeal, there's an equally lovely, landscaped garden to the rear too... The rear garden features an elevated lawn with walled shrub and flower beds, several patio areas, a BBQ area with pergola, a practical spot which is home to the garden shed, plus easy access to the bins which are hidden down the side of the house and out the way, with a footpath leading to the front.

The Location

This homely property 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 and a local selection of golf courses and leisure facilities.

The Specifics

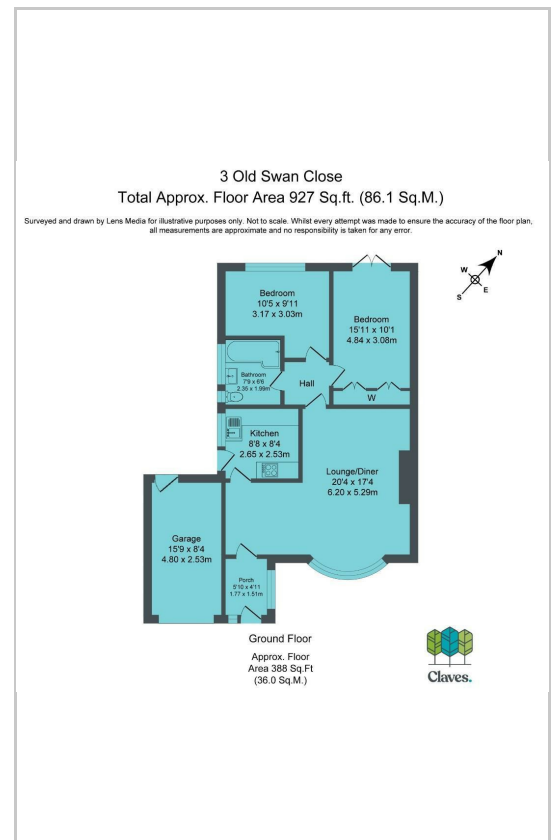
- The tax band is C.
- The tenure is freehold.
- There is gas central heating with a Worcester boiler located in the garage.
- The water is on a meter.
- The loft is part boarded.
- The property is alarmed.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

