



Claves.



Darwen Road

Bolton, BL7 9BG

Offers over £295,000



Offered with no chain, in the heart of Bromley Cross this semi-detached three-bedroom property gives a highly convenient lifestyle with amenities, transport links and schools all within walking distance. The property offers scope for modernisation in places though it's evident it has been looked after. A brief overview of the accommodation includes a porch and entrance hall, lounge and dining room, kitchen, three good-sized bedrooms and a family bathroom. Externally there are gardens to front and rear, in addition to a sizeable tandem drive and a detached garage.



Living Space

The home welcomes you inside via the front porch which opens onto a traditional hallway. There's an alcove and storage under the stairs which would be an ideal spot for a downstairs WC. To the right of the hallway and spanning the full depth of the house from front to back is the lounge and dining room – connected by a pair of double doors there's a nice flow between the rooms, and it could alternatively be knocked through to create one large open plan living space. Within the lounge a bay window adds a period touch and a fireplace with gas fire sits on the chimney breast in a traditional layout.

To the rear of the property is the kitchen-diner which has been extended in recent years. The kitchen is well presented with contemporary cabinetry and complementary white tiled splashbacks. There's plenty of cupboard space with a freestanding oven and hob, and allocated spots for the fridge-freezer and plumbing for the washer/dryer. There's also ample room for a dining table and an external door that provides handy access to the drive at the side of the house.

Bedrooms & Bathrooms

Upstairs all three bedrooms are well proportioned for family life with two good-sized doubles and a large single, all featuring a comprehensive range of fitted furniture. The master to the front features a large bay window which gives subtle character while continuing the bright and airy feel.

The bathroom is presented in excellent condition to contemporary standards, featuring stylish herringbone flooring and complementary tiled walls. It's also a great size with plenty of floor space and a four-piece suite including a bath, walk-in shower, wash basin and WC.

Outside Space

The property is set back from the road situated behind a walled front lawn and long tandem drive. The drive is a generous size and leads down the side of the house to a detached garage. At the rear of the property is a low maintenance garden with a lawn and surrounding beds.

Location

Located in the heart of Bromley Cross within walking distance of its selection of village-style amenities, this property is very convenient indeed! Bromley Cross train station is also within just a five-minute walk, providing easy access to Manchester city centre. Motorway access is straightforward to the M61, and there's a good range of schools nearby too, including Turton High School which is also within just a five-minute walk.

As well as the practical aspects mentioned above, you have the lovely Jumbles Country Park also within walking distance, offering scenic strolls, as well as the Wayoh and Entwistle reservoirs in neighbouring Edgworth, which is just a few minutes' drive.

Specifics

The tax band is D.

The tenure is leasehold with a ground rent of £4 per annum.

The lease length is 999 years from date TBC.

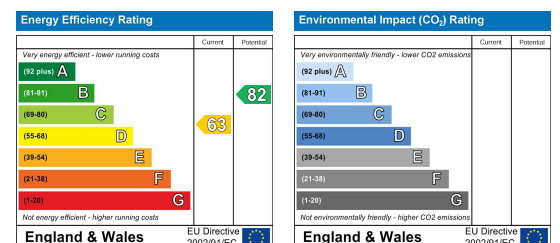
Area Map



Floor Plans



Energy Efficiency Graph



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