



The Hall Coppice

Bolton, BL7 9UE

Offers around £325,000



We are pleased to present this detached and substantially extended 3-bedroom family home in Egerton, with 3 versatile reception rooms and a spectacular kitchen, downstairs WC, 3 spacious bedrooms, a large drive to accommodate multiple cars, back garden for the kids, plenty of storage space, and even further scope for extension! All of which is presented in great condition in an excellent location. Keen to know more?



The Living Quarters

Pop your car on the large drive and be welcomed into the spacious hallway in the centre of the home. The living quarters lie to the left and rear of the home, and immediately on the right is the first of several storage cupboards – handy for coats and shoes – which sits next to the guest WC.

The principal lounge is found to the left of the hallway, where a beautiful fireplace of exposed brick, wood, and stone holds the centre of the room, and is home to a wood burner that oozes out warmth and a cosy glow. Like the rest of the home, this room is finished with contemporary styling and is ready to move into as is!

Sliding doors open from the principal lounge onto the amazing open plan family room which lies along the rear of the property. Comprising a spacious kitchen with island, dining area, and another lounge space, this family room is the heart of the home; with a generous footprint, skylights and glass double doors that stream natural light inside, plus the convenient, modern configuration with an abundance of space it's easy to see why! The family room also features under floor heating in parts.

The kitchen aspect of the family room is of a contemporary country style with light grey shaker units and complementary wood worktops, and benefits from a range of integrated appliances, including dishwasher, microwave, and double oven, plus sink with mixer tap and drainer. The boiler is located in the kitchen too. There is ample cupboard space, as well as a handy integral wine rack to keep all your bottles neat and tidy. Plus, the island creates such a wonderful space for socialising! Whether that be with family or friends, this is a place where plenty of good memories will be made.

Another reception room lies off the family room, which offers more convenience and is versatile in its use... A secondary lounge or snug? Home office? Perhaps a playroom for the kids? Or an additional bedroom? Whatever your preference it's a great space to have!

An integral utility/garage which has access both internally and from the external garage door offers a spot to keep the typical miscellaneous bits and bobs out the way, as well as the washer and dryer (the space is plumbed with water and waste pipes).

Spacious Bedrooms With Further Potential

Upstairs are 3 spacious bedrooms and the main family bathroom. Each bedroom is complete with fitted wardrobes/storage cupboards, the master sitting to the front and the two others to the rear.

Contemporary, neutral coloured tiling and a 3-piece suite form the family bathroom, the suite comprising a large walk-in shower, wash basin, and WC. And more storage cupboards can be found here too – handy for towels and other bathroom staples.

Should you have the appetite for more floorspace upstairs, the property could be suitable for an extension over the garage (subject to planning) which could allow for a large fourth bedroom and ensuite. In the same tone, the second lounge downstairs could also be suitable for use as an additional bedroom as mentioned prior.

Practicality & Variety

In addition to the drive at the front of the home, the back garden features a handy flagged area for a shed, decking for enjoying time outside in the warmer months, a lawn for the kids to play, and a decorative rockery which could bloom with colour when spring and summer come round again. The property's outside space offers practicality and variety all in one without being too much to handle!

Egerton & More

Sat within a quiet and secluded development off Blackburn Road in Egerton, this spacious family home benefits from having a fantastic variety of amenities nearby. Egerton and the neighbouring Bromley Cross both provide an array of shops, pubs, cafes, and restaurants... Pop into Baker's for family Sunday brunch... Enjoy a romantic meal at Ciao Baby... Anyone for Friday drinks at The Railway in Bromley Cross? So much local choice!

Being on the fringe of Bolton, the nearby Pennine Moors offer an abundance of outdoor pursuits. From sailing at Bolton or Delph, or brisk walks, running, or cycling through the countryside. And of course there are the local golf clubs too – Turton and Dunscur give two local options!

From a practical perspective there's also a great choice of primary and secondary schooling in the area, as well as a railway link from Bromley Cross Train Station, and motorway access is easy via the A666.

Services & Specifics

The property is heated by gas central heating via a combi boiler which is less than 2 years old. The property also has HIVE smart home technology installed.

We are advised:

- All services, including gas, electric, water, and drainage are on mains.
- The loft is fully boarded.
- The property is leasehold, with a ground rent of £15 per annum.
- The property was originally built in the mid-1960s.
- The property is tax band D.

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.

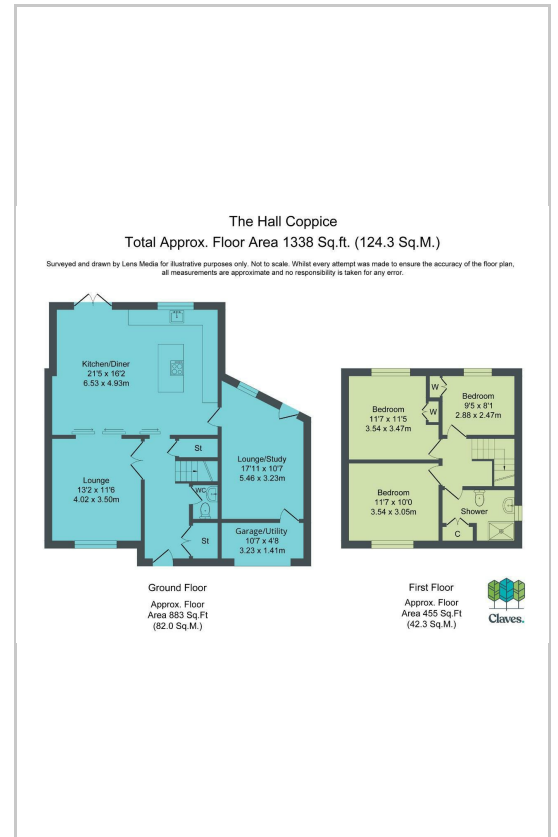


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Area Map



Floor Plans



Energy Efficiency Graph

