



Shorefield Mount

Bolton, BL7 9EN

£290,000



Situated in an elevated position within the sought after development of Shorefield Mount in Egerton, it's evident this three bedroom semi detached property has been well cared for throughout, and benefits from lovely views to the front overlooking surrounding countryside.

Internally, a brief overview of the home includes a large open plan lounge-diner, kitchen, a second versatile reception room, utility with downstairs WC, three well proportioned bedrooms and family bathroom. While externally, the property benefits from a front lawn, tandem drive to accommodate two cars, garage, and a deceptively spacious garden to the rear.



The Living Space

Pop your car on the drive and the front door opens onto a handy entrance area which flows into the open plan lounge-diner and gives the first glimpse of the excellent condition of the interiors. Other first impressions here are contemporary and spacious with a bright and airy feel, where the large front window takes advantage of the scenic views. Another benefit worth mentioning is the property's slightly elevated position creates a welcoming privacy for the living space.

The lounge aspect within the open plan living is situated to the front where a contemporary fireplace houses a gas fire, while to the rear is the dining area with French doors opening onto the back garden, allowing plenty of natural light to flow in from both front and back. The décor is modern, neutral, and clearly looked after, meaning you can move yourself and your furniture in with ease.

A modern kitchen sits at the front of the house, which also takes full advantage of the views, and its range of integrated appliances include the dishwasher, four plate hob with complementary extractor, oven, sink and drainer with swan-neck mixer tap, and ample storage via beige base and wall mounted units, which bring a fresh contrast to the dark wood worktop, dark brown tiled splashbacks and contemporary tiled floor.

Back through the open plan lounge and to the rear of the property is a second reception room which is super handy and very versatile. Like other aspects of this property this room is well presented, and offers a variety of uses... Home office? Snug? Playroom or TV room for the kids? You decide.

Another convenient feature is the utility room with plumbing for the washer/dryer, extra storage, and a downstairs WC which adds great practicality for everyday life and when hosting family and friends.

Bedrooms & Bathrooms

Upstairs are three well proportioned bedrooms ideal for family life - all presented in ready-to-move-into condition, and all big enough to house a double bed. In addition to the bedrooms, a large storage closet off the landing provides plenty of space for miscellaneous bits and bobs, or you could alternatively use this as a big wardrobe like the current owner! The family bathroom features a three-piece suite with tiling to the floor and walls, and the suite comprises bath with shower, wash basin with integral storage, and WC.

The Outside Space

In addition to the tandem drive down the right hand side of the house, the property features a single garage to the rear, and a deceptively spacious garden which is sectioned into three areas, allowing a safe space for the kids to play on the grass, a patio perfect for BBQs and drinks in the sun, and a shale garden area at the top which provides a nice spot for those with greenfingers to do their thing!

Shorefield Mount

Shorefield Mount is a well-established and secluded development in Egerton, where rural walks, cafes, pubs, and restaurants are all within walking distance. Benefitting from a quiet, family friendly environment while being close to the village amenities of Egerton and Bromley Cross, as well as a great selection of nurseries and schools, this spot is more than ideal for a growing family!

Bromley Cross train station is only a 5-minute drive from this property, allowing for easy access into Manchester, elsewhere in the Northwest, and beyond. The A666 is right on your doorstep too, providing easy motorway access as well as short drive into central Bolton.

Services & Specifics

We are advised:

The property is leasehold with a ground rent of £12 per annum.

The lease length is TBC.

The tax band is C.

The energy efficiency rating is higher than average.

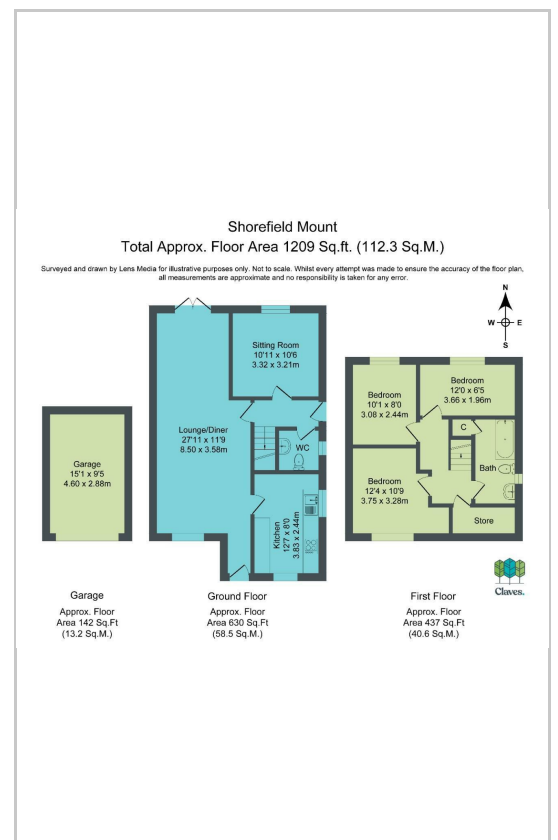
The boiler is an Ideal combi boiler and is located in the kitchen, and we are advised it has been serviced annually since installation.

The property is alarmed.

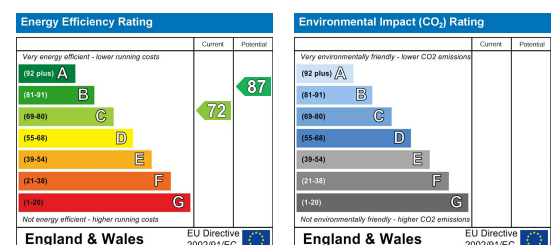
Area Map



Floor Plans



Energy Efficiency Graph



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