Claves.

Willowdene Close

Bolton, BL7 9EF

Offers over £235,000

2 | 1 | 2 | C

With no chain, well presented interiors, and a highly convenient yet quiet cul-de-sac location on the border of Egerton and Bromley Cross, this extended two-bed semi-detached property is an excellent choice if you're a first-time buyer or looking to downsize, with peace of mind that you can simply move in, unpack, and enjoy. The interiors are fresh and modern, and the accommodation includes an entrance hall, kitchen, lounge, garden room, two double bedrooms and four-piece bathroom. Externally the plot features a large front drive and a well-kept sun trap garden to the rear.

Contemporary Interiors

The current owner has invested a significant amount into this property over recent years, from a modern kitchen and top quality sanitaryware in the bathroom, to new flooring and a garden room/conservatory extension to the rear.

Living Space

Through the composite front door the home welcomes you into an entrance hall which is grounded by beautiful wood-effect gloss tiling which the abundance of natural light bounces off. The flooring continues into the kitchen which is a smart modern design with modern gloss minimalism cabinetry and a range of integrated appliances including an AEG five ring gas hob, double oven, grill, and microwave, washing machine, dishwasher, fridge-freezer, and a contemporary composite sink with inset drainer and mixer tap.

The main lounge is situated at the rear with French doors and window surrounds leading into the garden room. It's a bright and airy space with an electric fire set within a modern fireplace that adds a cosy touch.

Through French doors and the extension is very similar to a conservatory though it is a fully glass garden room where the windows extend the whole way to the floor, creating a unique modern design. The room is versatile in use and provides a good amount of extra living space, with ample room for a dining table and sofa. It will be particularly lovely to enjoy on blue sky sunny days with the full glass roof.

Bedrooms & Bathrooms

Upstairs both the bedrooms are doubles and are found in excellent condition with contemporary neutral decor. The bedroom to the rear also benefits from a comprehensive range of fitted furniture, featuring wardrobes, drawers, and bedside tables. Within the bathroom are part tiled walls and quality sanitaryware, including a Villeroy & Boch bath and wash basin, RAK WC and a large walk-in corner shower.

Outside Space

The property's orientation on the cul-de-sac affords a large private drive which is block-paved in good condition and gives ample space for two or three cars. The back garden gets sun through the morning into the afternoon and evening, making it a suntrap to enjoy in the summer months. The garden features a large patio area and mature beds and is easy maintenance while also having scope for gardening enthusiasts.

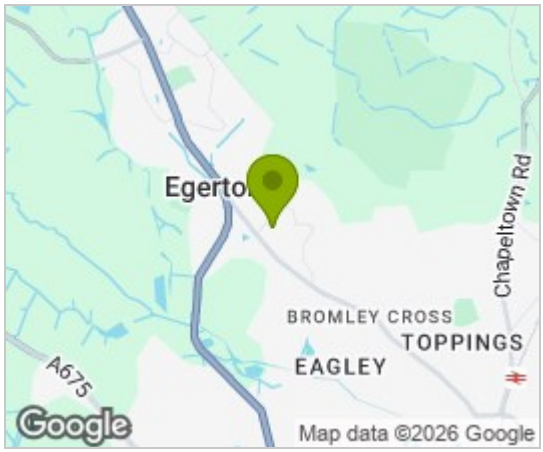
Location

Despite having the benefit of a quiet and peaceful cul-de-sac setting, Willowdene Close is very well connected for amenities, transport links, and nearby countryside. The nearby village-like centres of Bromley Cross and Egerton are both in walking distance and offer a selection of shops, mini-supermarkets, bakeries, cafes, pubs, and restaurants, as well as good nurseries and schools. Bromley Cross train station is only a minute or two in the car or a 10-minute walk, and the A666 gives easy access to the national motorway network. Jumbles Country Park is also within walking distance, as are the miles of rural trails and several reservoirs across the West Pennine Moors.

Specifics

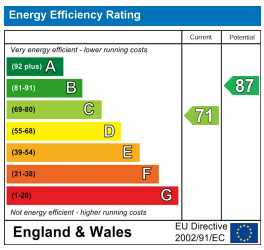
The tax band is B.
The tenure is leasehold with a ground rent of £25 per annum.
The lease length is 900 years from 25th September 1982.
There is gas central heating with an Ideal combi boiler in the kitchen.
The energy efficiency rating is 71/C which is considered good and higher than average.
The loft is boarded with a pulldown ladder and light.

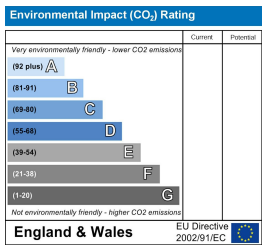
Area Map



Floor Plans

Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Claves.
Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk