



Claves.



## Delph Brook Way

Bolton, BL7 9TU

Offers over £350,000



Occupying an elevated plot on the well-established and sought after development of Delph Brook Way in Egerton, this extended, three-bedroom, link-detached property provides a fantastic amount of space for family life. The internal accommodation comprises a spacious hallway, large lounge, dining room and large kitchen-diner, three well-proportioned bedrooms and a family bathroom, while externally the property benefits from a substantial garage, drive to accommodate several cars, and a private, landscaped garden to the rear.



### The Living Space

The home welcomes you into the hallway which gives the first glimpse of the spacious proportions. To the right is the lounge which spans a generous 24 ft long hence providing a great amount of space for the needs of family life. A pair of double doors leads further to another reception room at the back which provides more practicality and versatility. This room is suitable as a dining room owing to its position adjacent to the kitchen, but also would be a lovely snug or second lounge with its French doors onto the back garden, or perhaps a playroom for the kids!

The kitchen also lends itself to a growing family owing to its great size, with ample space for a large dining table too, or if you wanted to install an island instead! In its current configuration, integrated appliances include a dishwasher, oven and grill, four plate hob and extractor, sink with drainer and mixer tap, plus plenty of cupboard space. The attached garage has an adjoining wall to the kitchen, and would be suitable for partly converting to a utility room if desired.

### The Bedrooms & Bathroom

Upstairs the generous proportions continue with well proportioned bedrooms and a spacious family bathroom.

The master is situated to the front and has lovely views toward Winter Hill, along with a range of fitted furniture including wardrobes, dressing table and drawers. The rear bedroom is also a good sized double which benefits from some more fitted wardrobes, while the third bedroom is a good sized single and would alternatively suit use as a home office if you work from home.

The family bathroom benefits from tiling to the floor and walls and a contemporary three-piece suite comprising a large walk in shower with glass façade, vanity basin with integral storage and WC.

### The Outside Space

In addition to the large drive at the front, the property benefits from a large, landscaped garden to the rear too, providing a private spot for enjoying time outside during the summer months. The garden to the rear is tiered, with a large patio area and an artificial lawn at the top, all surrounded by mature trees and large shrubs which create a real private feel.

### The Location

Delph Brook Way is a quiet and sought-after spot while having a great selection of amenities on its doorstep. It is situated just off Blackburn Road in Egerton, with the A666 providing easy access to the national motorway network, and Bromley Cross train station is within a five-minute drive of the property, allowing direct routes into Manchester and beyond.

A variety of good schooling is also in close proximity to the property, as well as a lovely selection of village amenities in Egerton and Bromley Cross, from mini supermarkets and independent shops to pubs, cafes, and restaurants. Egerton lies on the edge of the West Pennine Moors too, meaning there's plenty to do for the lovers of the outdoors.

### The Specifics

The tax band is D.

The tenure is freehold.

There is gas central heating with a Worcester combi boiler located in the garage.

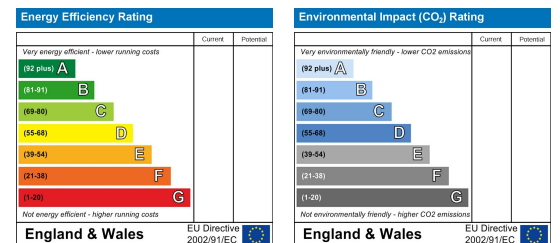
### Area Map



### Floor Plans



### Energy Efficiency Graph



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