Claves.

High Meadows

Bolton, BL7 9AS

Offers around £425,000

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Price recently reduced! No chain!

Substantial detached family bungalow boasting stunning panoramic south-facing views. This spacious 4 bedroom family home is a mere 5 minute walk to Eagley Infant School, Eagley Junior School and Turton High School.

The sought after location of High Meadows in Bromley Cross is a 10 to 15 minute walk to the train station, with routes to Manchester, Manchester airport, Preston and Lancaster. The national motorway network can be accessed within 10 to 15 minutes.

This detached bungalow is already super spacious. Every room in this property is a great size making it a fantastic choice for family life. There is the added potential of extending further by developing the substantial loft area.

Living Space

It is rare to find a property where you get such incredible, uninterrupted south-facing views while sitting on your sofa! The lounge is a fabulous size with French doors pouring in an abundance of natural light creating a desirable indoor-outdoor living space. A contemporary remote controlled gas fire sits within the chimney breast, and the floor is fitted with stylish modern laminate.

A few steps in the lounge lead up to the dining area, where a sloped ceiling with Velux window and balustrade looking onto the lounge adds unique character, and of course adds another great space to satisfy the demands of family life.

Like the lounge, the kitchen is a great size, with a tiled floor, contemporary design, and a range of integrated appliances including a double oven and grill, four plate hob and extractor, dishwasher, washing machine, and dryer.

Bedrooms & Bathrooms

In keeping with the living spaces, each of the four bedrooms are doubles and they are well-proportioned with ample space for family life. Three of the four bedrooms are situated off the main hall. Also situated off the main hall is the spacious family bathroom, featuring fully tiled walls and a three-piece suite comprising bath with shower, wash basin and WC.

The fourth bedroom is on a lower level with both internal and external access. It has its own bathroom comprising a three-piece shower suite.

Loft Conversion Potential

Since the property has a huge loft and south-facing panoramic views, it has excellent potential to be built into and converted to provide more accommodation (subject to regulations). The loft is boarded and has a permanent staircase which is located in the second bedroom.

Outside Space

As well as the green space and drive at the front, the rear garden is a good size and a prime spot for sitting out and enjoying the views. Whether it's enjoying a drink while watching the sun set, cooking up a BBQ on the patio with family and friends, or playing with the kids on the large lawn, this garden allows it all.

Location

High Meadows is a quiet suburban spot that benefits from the best of both worlds – scenic countryside and an excellent variety of amenities on your doorstep. Ideal for family life, with plenty of good schools in walking distance, and Bromley Cross village provides a good range of mini supermarkets, independent shops, cafes, pubs and bars.

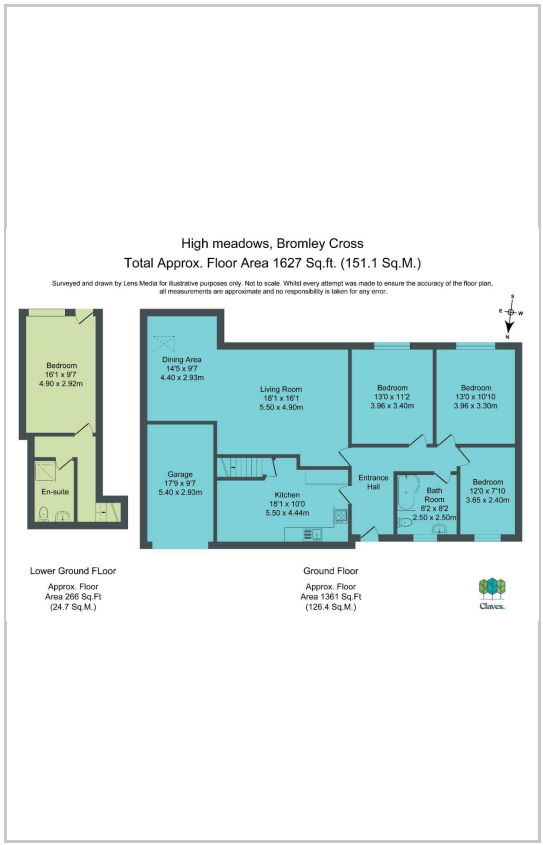
Jumbles Country Park is just a hop skip and jump down the road. Turton Golf Club is a mere five-minute walk away, and the surrounding countryside is a playground for outdoor pursuits, from walking to running, sailing, and cycling. In addition to the idyllic countryside nearby, the surrounding village-like areas of Edgworth, Egerton, and Bradshaw together provide an even greater range of amenities.

Specifics

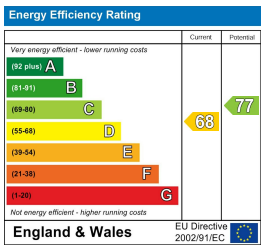
The tax band is E.
The tenure is freehold.
There is gas central heating and the boiler is located in the loft.

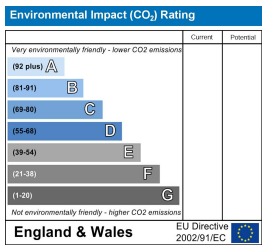
Area Map

Floor Plans



Energy Efficiency Graph





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