



5 Bridle Dell, Egerton,
Bolton, BL7 9QW





ALL A FAMILY NEEDS ON YOUR DOORSTEP.

The location is perfect too! 5 Bridle Dell is situated in a quiet well-kept dul de sac of 6 detached homes. It's just a short walk to the village and has easy access to nearby transport links, good schools, shops, pubs, restaurants, and leisure facilities - including sailing and golf clubs for the avid sailors and golfers out there!

FREE FLOWING ACCOMODATION

The floorplan of this spacious property has been designed with family in mind...

A good-sized built-in garage to store all the bikes and toys sits in front of a well-presented lounge located at the rear of the home. The appealing laminate flooring of the lounge bounces natural light around the room, which shines in from the French doors leading on to the rear garden. A big open plan kitchen-diner stretching from front to rear, which serves perfectly both for busy breakfasts before school





and treasured family get-togethers, leads onto the bright and airy conservatory. The conservatory overlooks the large rear garden that has been designed to accommodate for the entire family... A spacious patio and decking area ideal for al-fresco dining, the woodland style garden allows children to roam free within their own private parkland, a fenced woodchip space that's perfect for as younger child's playground, what more does a family garden need?

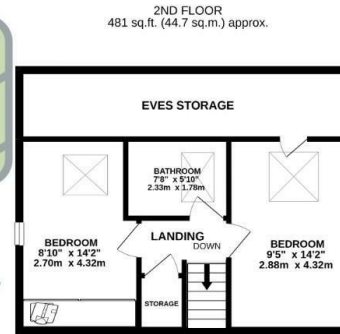
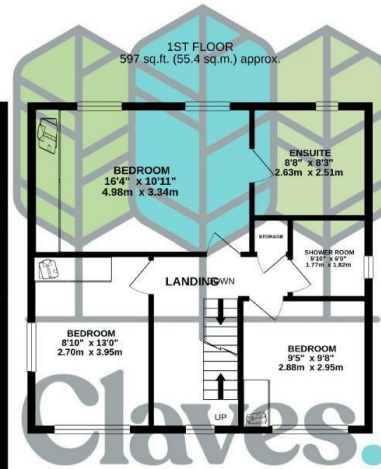
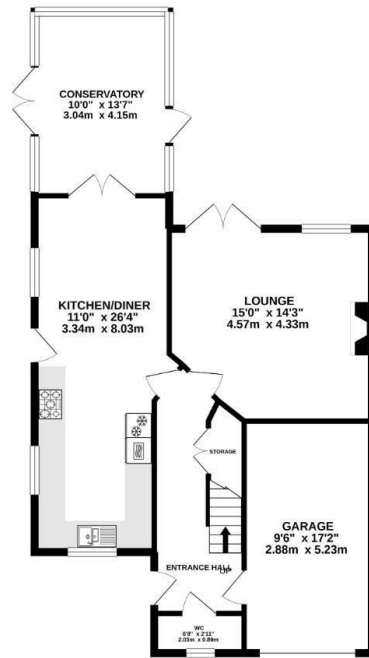
With no upward chain, early viewings are highly recommended!







GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



5 BRIDLE DELL - MARKETED BY CLAVES ESTATE AGENTS

TOTAL FLOOR AREA: 1950 sq.ft. (181.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE FINER DETAILS



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