



Claves.



Carlisle Street

Bolton, BL7 9JF

Offers over £250,000



This 3-bed semi-detached property in the heart of Bromley Cross is a picture-perfect family home. With new elements such as a roof, paved drive, outdoor canopy, and kitchen, which are all no older than 12 months, plus interiors in excellent condition throughout, you can move straight in knowing everything in your new home is tickity-boo!

Before we walk through the finer details, the property briefly comprises a tandem drive to fit several cars, a front lawn, lounge, kitchen-diner, pantry cupboard, 3 bedrooms and a family bathroom, a sheltered area for extra parking or recreational use, and a tiered back garden comprising numerous patios and a lawn, in addition to a summerhouse/garden office, and garage.



Living Spaces

A spacious lounge lies at the front of the home where an electric fire and contemporary fireplace sit in the middle of the room creating a homely feel, while the wide front window allows a bright and airy feel. To the rear of the house is the open plan kitchen-diner, and with a smart contemporary kitchen design that's not yet 1 year old, alongside views onto the private back garden, it makes for a delightful heart of the home! Integrated kitchen appliances include an electric oven and hob with extractor, sink with mixer tap and drainer. White tiled brick splashbacks sit atop the wooden kitchen countertops and complement the fresh kitchen units with stainless steel fixtures, which bring tasteful contrast to the stylish dark blue walls. And for added practicality the kitchen benefits from an understairs pantry cupboard too, how handy!

Bedrooms & Bathroom

Well-proportioned rooms in great condition continue upstairs... The master sits at the rear of the property alongside the third bedroom which is currently used as a home office. Across the landing at the front another double bedroom lies next to the family bathroom, which features a 3-piece suite comprising shower, wash basin and WC, and finished to a contemporary standard with white tiled walls and in-trend grey wall panelling.

A Fantastic Plot!

The tandem drive at the front of the home provides ample space for off-road parking, and the sheltered canopy down the side offers a perfect spot for relaxing in the shade on hot summer days. Or you could always take some time out in the summerhouse too, which, like the garage, has electric, and is also fitted with an integral art workstation. When not using the art workstation, this cute summerhouse is an ideal spot to sit down, enjoy some quiet time and get your head into a good book! Perhaps even work from home?

The back garden also benefits from a lawn and several patios, one outside the glass doors from the kitchen, decking outside the summerhouse, and another traditional flagged patio at the top of the garden, providing choice when enjoying time outside on warmer days.

Bromley Cross & Egerton

Positioned right in the heart of Bromley Cross on the quiet Carlisle Street, this lovely family home benefits from having a great variety of amenities on your doorstep. Central Bromley Cross is just a hop skip and jump down Darwen Road, where every village amenity you might need can be found. Bromley Cross and the neighbouring Egerton both provide an array of shops, pubs, cafes, and restaurants... Pop into the Retreat for a mid-week lunch... Enjoy a romantic meal at Ciao Baby... Anyone for Friday drinks at The Railway? The list goes on. There's so much local choice!

Being on the fringe of Bolton, the nearby Pennine Moors offer an abundance of outdoor pursuits. And the moors are only a few minutes' drive or a short walk from this location. Nearby outdoor pursuits include sailing at Bolton or Delph, and brisk walks, running, or cycling through the countryside. And of course, there are the local golf clubs too - Turton and Dunscar give two local options.

From a practical perspective there's a great choice of primary and secondary schooling in the area, as well as a railway link from Bromley Cross Train Station, and motorway access is easy via the A666.

Services & Specifics

We are advised:

The property benefits from new features including roof, paved drive, canopy, and kitchen.

The property is leasehold with a ground rent of approx. £20 per annum.

The property's services are all connected to mains, including gas, electric, water, and drainage.

The property is heated via gas central heating via a Worcester combi boiler located in the bathroom.

The loft space is part boarded with a ladder.

The garage and outhouse/garden office both have electric.

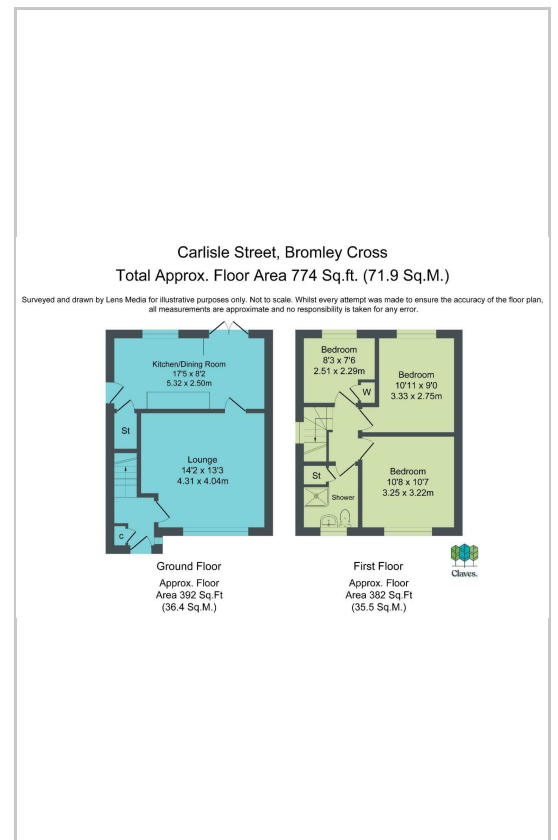
The property is tax band C.

The property's windows are all double glazed.

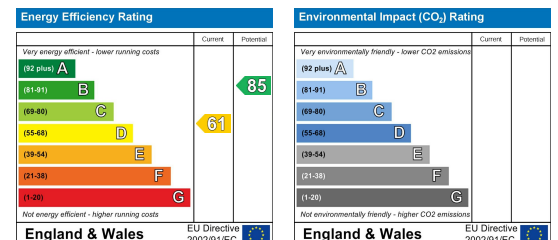
Area Map



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 firm's 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