



## Turnerford Close

Bolton, BL7 9XP

Offers over £400,000

PERFECT PLOT, PRIME LOCATION



It's rare that a bungalow of such generous proportions on a sizeable plot on one of Egerton's most sought-after developments comes to market. With 3-bedrooms, multiple receptions, a large drive and electric double garage, plus substantial outside space, this home is sure to be snapped up quickly by one lucky family.

In addition to its fantastic location and wonderful plot, the property also provides a superb opportunity for internal transformation, while being functional and ready to move into right now!



## Step Inside

This lovely bungalow is sat in an elevated position set back behind its large drive and leafy shrubs, ensuring extra privacy on what is already a quiet cul-de-sac in a prime location.

After pulling up on the drive and stepping out onto the generous front area of the property, you notice how calm and peaceful the elevated position of your new home is. Turn the key and step inside...

A handy front porch sitting atop a few entrance steps welcomes you into the residence, before entering the roomy hallway which connects each aspect of the home. To the right-hand side of the hallway lies your lounge with a generous footprint, where a front bay window beams natural light in, and a pair of wood and glass double doors leads you through to your dining area to the rear, which further leads onto the conservatory overlooking the back garden... What a wonderful space this is! With all the doors open leading straight through from front to back, this open plan-feel is just perfect for family get togethers! Plenty of room for the kids to play in the lounge, and the adults can enjoy a more civilised setting in the dining room and conservatory while still being able to keep an eye on the little ones.

Your spacious kitchen is conveniently situated adjacent to the dining room, providing even more space for entertaining! Benefitting from a range of integrated appliances including fridge-freezer, dishwasher, double oven, and 4-plate hob, this large kitchen provides lots of space for any growing family, with room for an informal dining table perfect for breakfasts before school.

## Bedrooms & Bathrooms

Your master bedroom complete with fitted wardrobes and spacious en-suite overlooks the lush lush green of the back garden. Another double and large single bedroom sit at the front of the property, which benefit from fitted wardrobes and dressers, and the main family bathroom sits adjacent.

## A Great Family Garden

There is an abundance of green space to the rear of this great plot, with tall conifers lining the back boundary and a variety of small trees on the left side of the garden, which add to the privacy of this space that is calling out for some fun summer garden parties! A rock garden and flower bed bring variety to the well-maintained lawn, and a patio sits in the top right corner of your back garden, perfect for al-fresco dining on warm summer days with family and friends, while the laughter of the kids playing games on the lawn is heard.

## Location Location Location!!!

Whether your looking as a growing family or some looking to downsize but still wants space, the location of this property doesn't get much better! Situated on one of Egerton's most sought-after developments, there is a real sense of calm and tranquillity on this elevated plot. But do not be fooled by its quietness, the convenience of amenities and great schools are nearby.

Benefitting from Egerton village which is just a short stroll up Blackburn Road, and Bromley Cross village which is just a short stroll in the other direction, you really are spoilt for choice with a large range of amenities... From cafes and bistros, restaurants and bars, to beauticians and barber shops, and some good quality pubs and independent shops. With easy access to the motorway straight down Darwen Road or Blackburn Road, and Bromley Cross Train Station no more than a mile away, you have everything you need right on your doorstep!

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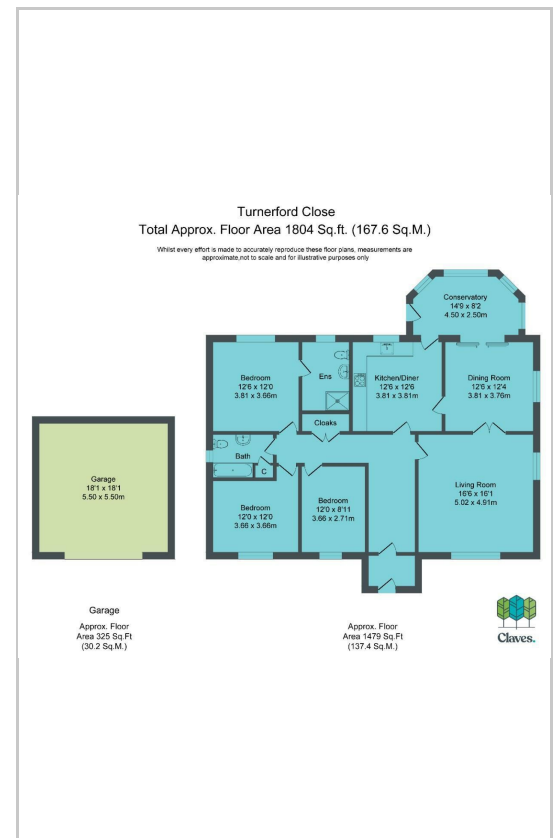
**Claves.**

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

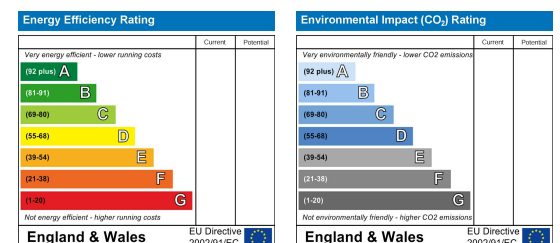
## Area Map



## Floor Plans



## Energy Efficiency Graph



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