



Forest Way

Bolton, BL7 9YE

Offers over £675,000



Welcome to the leafy green cul-de-sac of Forest Way, Bromley Cross, where this 4-bedroom detached property is presented in immaculate condition, showcasing a contemporary design inside and out, with generous rooms and plentiful outside space – perfect for family life!

In short, the property internally features top quality and unique design aspects, and comprises a hallway, lounge, open plan kitchen-diner, utility, guest WC, 4 double bedrooms with ensuite to the master, family bathroom, and a versatile space on the first floor which can be used as a home office or snug. Externally the property boasts a spacious landscaped garden bordered by woodland, large drive, and double garage. It is a beautiful family home which you can simply move into, unpack, and enjoy.

Pop your car on the drive, and as soon as you step outside you notice the peace and quietude of this lovely leafy green setting with the subtle sound of birdsong chirping in the background. Let's take a look inside...



A Brilliant Family Home

Stroll up the front garden path and the home welcomes you with open arms into its spacious hallway, where in-trend bordered vinyl tiling grounds the space, giving it a fresh modern feel and making it practical for family life too. Another convenient aspect for family life is the guest WC, positioned off the hallway just next to the front door.

A beautiful open plan kitchen and dining space is situated to the left of the hallway – flooded with natural light with bifold doors onto the back garden, this room will certainly be a pleasure to spend time in... Whether it's prepping dinner after picking up the kids from school, enjoying a good bottle of red with old friends on a Friday night, or chilling with the family over a lazy Sunday breakfast, it's a fabulous hub of the home!

The kitchen itself is a high-quality finish with a sleek modern minimalism design, featuring grey tiled floor and complementary gloss units, and a white Quartz worktop adds a tasteful touch of contrast. The kitchen boasts a selection of all the integrated appliances you'd ever need, including a Neff double oven and microwave, large Neff induction hob, dishwasher, full length fridge and freezer, wine cooler, inset Blanco sink with swan-neck flexi mixer tap, and a Quooker tap too! Owing to the super generous size of the kitchen, there's more than enough storage space. Plus the island and adjacent dining area allows it to be a brilliant social hub.

A generous contemporary family home wouldn't be complete without a utility! And this property doesn't disappoint... The utility is off the kitchen and found in the same pristine condition, featuring additional cupboard space, plumbing for the washer/dryer, and another sink with drainer and mixer tap. The utility also provides another access to the back garden, handy for muddy boots and wet paws!

Back into the kitchen, through the hallway, and a cosy lounge lies on the opposite side, where the immaculate finish continues, and a modern gas fire sits within a chimney breast towering high into the fantastic vaulted ceiling, giving the space unique character and flair. While being visually impressive, the lounge offers a cosy relaxing space to sit back and sink into the sofa with loved ones while enjoying some down time.

An extra bonus with No.8 is the versatile room on the first floor, where a large Velux pours in natural light which flows down the stairs into the hallway. This handy space is suitable as a home office or study. Or perhaps a TV, games, or playroom for the kids so you can keep downstairs nice and tidy? The choice is yours!

The Bedrooms & Bathrooms

Each of the 4 bedrooms are generous doubles and are positioned at the rear of the home, taking advantage of the leafy green woodland views and ensuring maximum privacy! Like every other aspect of the home, each room is presented in great condition, ready to move into without lifting a finger.

The master benefits from a contemporary 3-piece shower en-suite, integral wardrobe space and French doors onto the garden. The second bedroom also benefits from French doors onto the garden, as well as fitted wardrobes. And as stated prior, the other two bedrooms are generous doubles with plenty of floor space to make sure everybody has a big bedroom... No fighting or complaints from the children!

A roomy family bathroom sits adjacent to the bedrooms near the rear, showcasing a modern finish with tiled floor and walls, and a 4-piece suite including bath with tiled surrounds, large walk-in feature shower with glass façade, wash basin with integral storage unit, plus a chrome heated towel rail and extra wall-mounted storage unit.

Oodles of Outside Space

One of the great aspects about this property is its fantastic plot. The house itself sits in an elevated position behind a front lawn and large driveway which sweeps up by the left of the house to the detached double garage – a staple for every modern family home! The garage has lighting and multiple electric sockets, plus an EV charging point mounted on the outside.

A large, landscaped and private back garden is bordered by woodland and wraps around the rear of the home, offering oodles of outside space for all the family. The kids can play safely on the lawn till their heart's content while the adults chill out on the patio or by the summerhouse with a refreshment or two. And for those with 'green fingers' this garden holds heaps of potential with its tiered rock garden and different elements. There's space for a vegetable garden too if that's your thing!

A Most Desirable Location

Forest Way is tucked into a quiet and private corner of Bromley Cross on a most desirable and sought-after residential development, where detached residences sit behind manicured lawns and spacious driveways. And of course, given its name, the cul-de-sac of Forest Way is lined with trees and lots of greenery, which further adds to its desirability.

With a range of good schooling and a great selection of amenities in walking distance, it is no surprise this location is a first choice for many families. The neighbouring village-like centres of Bromley Cross, Harwood, and Egerton provide excellent convenience in their amenities, including supermarkets, independent pubs, bars and restaurants, leisure facilities and green spaces.

For those who commute, Bromley Cross train station is only a 5 minute stroll, providing links into Preston, Manchester and beyond. And the national motorway network can be accessed via the A676 or A666.

Services & Specifics

We are advised:

The property is Freehold.

The tax band is E.

The property is heated via gas central heating with a Baxi combi boiler located in the kitchen. The property also benefits from air conditioning in the office on the first floor.

The property's utilities are all connected to mains supply.

The property has a loft which is part boarded.

The property is alarmed and has CCTV.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

