Claves.

Higher Ridings

Bolton, BL7 9HP

£359,950

4 1 1 D

Situated on a generous corner plot within a quiet residential cul-de-sac in the highly regarded area of Bromley Cross, this well-proportioned four-bedroom detached home offers excellent potential for modernisation and personalisation. The property provides spacious accommodation across two floors, complemented by a garage with workshop and attractive gardens to the front and rear. Well-maintained and offering a flexible layout, the home is ideal for families seeking space in a sought-after location close to local amenities, schools and transport links.

Living Space

The ground floor accommodation begins with a welcoming entrance hall with useful storage and a convenient downstairs WC. To the front of the property is a spacious lounge, filled with natural light from the bay window and centred around a feature fireplace, creating a comfortable and inviting living area. To the rear, an open aspect dining room enjoys pleasant garden views and direct access out to the patio through a glass door with floor to ceiling window surrounds, making it ideal for both everyday family life and entertaining. The kitchen is well sized and fitted with a range of units and work surfaces, in addition to a pantry cupboard under the stairs, offering ample storage and workspace. From here there is access through to the substantial integral garage and adjoining workshop, providing excellent storage or potential for further development, subject to the necessary permissions.

Bedrooms & Bathroom

To the first floor, the property offers four bedrooms arranged around a central landing. The main bedroom is generously proportioned and benefits from extensive fitted wardrobes. Two further double bedrooms provide comfortable accommodation, while the fourth bedroom offers flexibility as a nursery, guest room or home office. A family bathroom serves the bedrooms and is fitted with a bath, wash basin and WC.

Outside Space & Garage

Externally, the property occupies an attractive corner position with well-kept lawned gardens to the front and side, alongside a driveway leading to the integral garage. To the rear, the garden features a lawn with several seating outdoor patios, mature planting and established borders, creating a pleasant outdoor space with scope for further landscaping. The generous size of the rear garden also lends itself to extending the property if desired, while leaving ample space for outdoor enjoyment.

As well as the substantial front drive, the property benefits from a double tandem garage, part of which has been partitioned with timber to create a separated workshop to the rear.

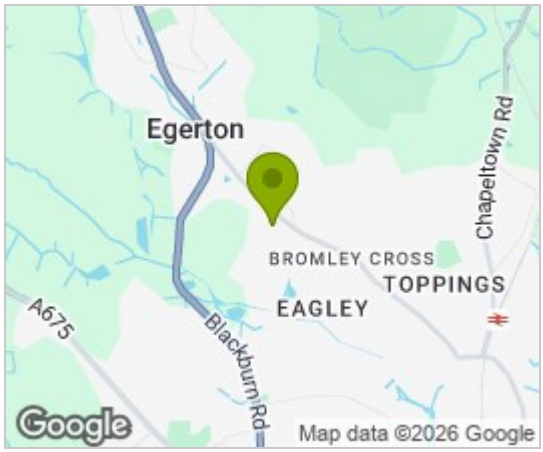
Location

Bromley Cross is a highly desirable residential area known for its excellent local amenities, well-regarded schools and access to beautiful surrounding countryside. Higher Ridings is particularly well-placed for local shops, cafés and everyday facilities within a short walk, while Bromley Cross train station provides direct links into Bolton and Manchester. The nearby West Pennine Moors and local walking routes also make this an ideal location for those who enjoy outdoor pursuits.

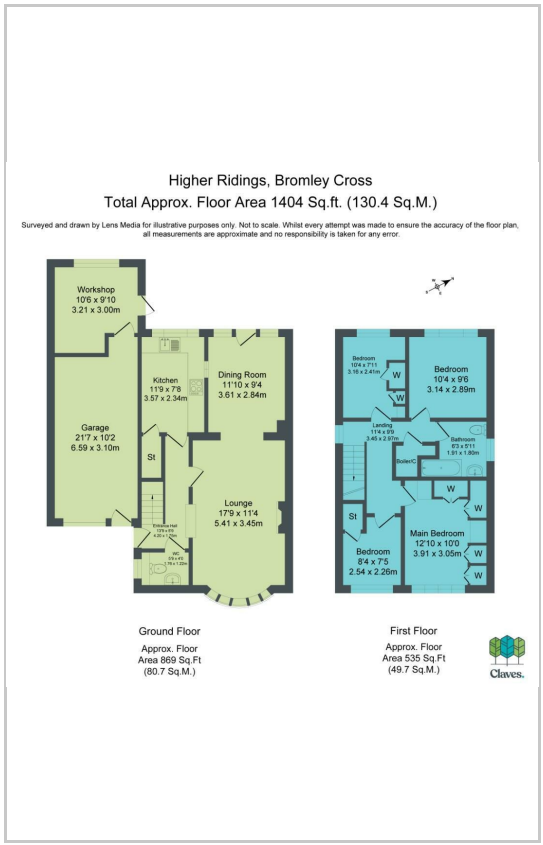
Key Details

Tax band: D
Tenure: TBD
Boiler: Worcester combi, serviced annually
Water: On a meter
Security: Alarmed

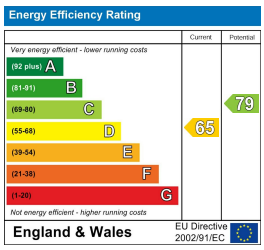
Area Map

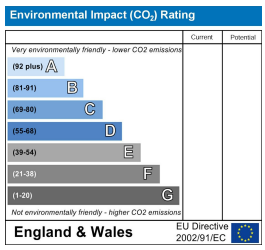


Floor Plans



Energy Efficiency Graph





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