



Rodmell Close

Bolton, BL7 9DT

Offers around £325,000



Tucked away in a quiet and leafy green part of Bromley Cross, this detached four-bedroom property offers an excellent opportunity for modernisation and extending to the rear owing to its huge south-facing garden (subject to regulations). Externally the property also benefits from a front garden and drive, as well as a detached garage. The internal accommodation comprises a hallway, lounge, dining room, kitchen, downstairs WC/cloak, four bedrooms and a family bathroom.



Living Space

The property is laid out in a traditional manner with a central hallway connecting the lounge, dining room and kitchen. The lounge is situated at the front of the house and flows through in an open aspect arch to the dining room at the rear, which benefits from lovely views of the neighbouring greenery at the back.

The kitchen is also situated at the rear with more lovely green views. It lends itself well to knocking through into the dining room, giving that desirable open plan living. Off the hallway at the front is also a downstairs WC/cloak – a necessity for modern family life.

Bedrooms & Bathroom

Upstairs the four bedrooms are well proportioned for family life, with a range of fitted furniture, though like the living space downstairs would benefit from modernisation. The family bathroom is also a good size with a three-piece suite comprising bath, wash basin and WC.

Outside Space

In addition to the front garden and drive, the back garden has heaps of potential! With its south facing orientation it's sure to be a fantastic sun trap on warm summer days. The current layout means there's lots of potential for landscaping if desired, or if you're looking for a property where you can extend, there's a true abundance of space to play with here. The back garden backs onto woodland and affords a scenic green outlook.

Location

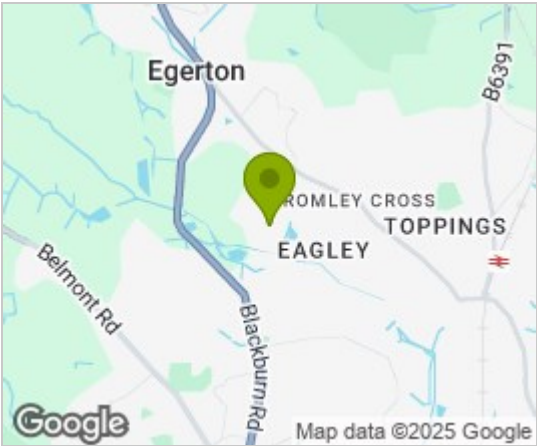
This detached house is positioned on an excellent plot within a quiet green corner of the well-established development of Higher Ridings in Bromley Cross. Only a 10-minute walk to a great selection of amenities in Bromley Cross and further afield in Egerton, as well as plenty of green spaces to stretch the legs.

Bromley Cross and Egerton provide a wide variety of nice places to eat and drink, as well as shops and other village amenities. And on the practical side of life, there's a variety of good schooling options in the area. Plus, Bromley Cross Train Station and access to the A666 are nearby too, allowing easy access across the Northwest and beyond.

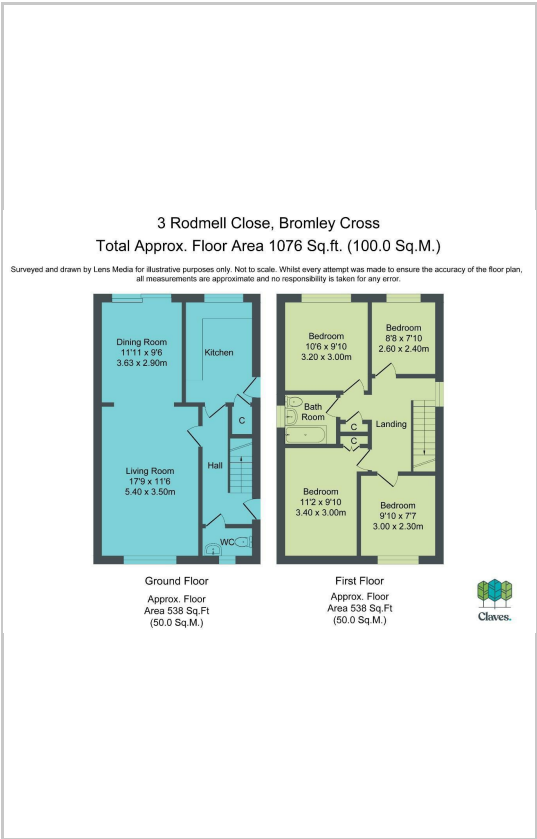
Specifics

The tax band is D.
The tenure is freehold.

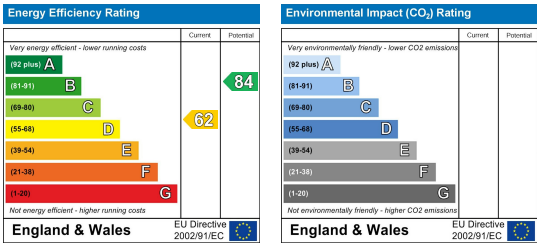
Area Map



Floor Plans



Energy Efficiency Graph



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