Claves.

High Meadows

Bolton, BL7 9AS

Offers over £325,000

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With no chain and a large south facing garden, this detached three-level three-bedroom property on High Meadows in Bromley Cross has amazing potential! It is a perfect choice for buyers who wish to modernise and put their own stamp on their new home, with excellent potential to extend to the rear as well. A brief overview includes an entrance hall, kitchen-diner, lounge, three double bedrooms, two bathrooms, a downstairs WC, detached garage and drive. The accommodation is split over three levels with generous proportions throughout.

Living Space

The home welcomes you into the entrance hall which is on the middle level and gives the first impression of the spacious proportions. Down a small set of stairs and the living space comprises a large lounge and a kitchen-diner. Both these rooms are very bright and airy owing to their south facing orientation, and the lounge benefits from patio doors onto the garden with a lovely green outlook. The lounge also features a handy understairs storage closet – handy for all your bits and bobs.

While the home presents an exciting opportunity for modernisation, it's clear it has been a much-loved family home. Within the kitchen is an external door leading to one of several patios in the garden, plus a range of integrated appliances, featuring an oven, four-ring hob, sink with tap and drainer, washing machine, and undercounter fridge.

Bedrooms & Bathrooms

The downstairs WC, family bathroom, and third bedroom are all located on the middle level, situated off the entrance hall at the front of the property. Upstairs is a shower room with WC, and two further bedrooms – both of which afford lovely views looking over the landscaped garden and neighbouring woodland. Each of the three bedrooms are all good-sized doubles, ensuring there's plenty of space for family life. The third bedroom on the middle level would also be suitable for use as a large home office if three bedrooms aren't required.

Extension Potential

Like several neighbours on the street, the property's large back garden gives it superb scope for extending (subject to regulations) and reconfiguring to create what could no-doubt be an impressive family home.

Outside Space

In addition to the front lawn and drive which give a great kerb appeal, the back garden is a fantastic size and has a beautiful setting with neighbouring woodland and plenty of sun due to its south facing position. There are several patio areas, lawns, and mature borders and beds – it's a great feature for families who enjoy spending time outside and socialising in the summer months, plus there's heaps of potential for those who enjoy a spot of gardening!

Location

High Meadows is a quiet suburban spot that benefits from the best of both worlds – scenic countryside and an excellent variety of amenities on your doorstep. Ideal for family life, there's plenty of good schools in walking distance, and Bromley Cross village provides a good range of mini supermarkets, independent shops, cafes, pubs and bars.

Jumbles Country Park is just a hop skip and jump down the road. Turton Golf Club is a mere five-minute walk away, and the surrounding countryside is a playground for outdoor pursuits, from walking to running, sailing, and cycling. In addition to the idyllic countryside nearby, the surrounding village-like areas of Edgworth, Egerton, and Bradshaw together provide an even greater range of amenities.

For commuters, Bromley Cross train station is a short throw down Chapeltown Road, providing routes to Manchester and Preston, and the national motorway network can be accessed within 10 to 15 minutes.

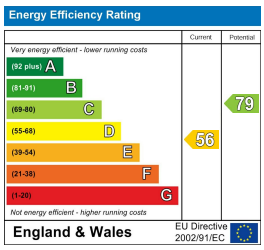
Specifics

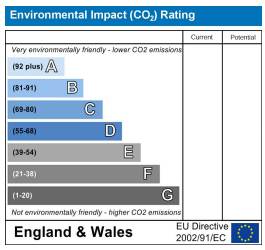
The tax band is D.
The tenure is leasehold with a ground rent of £12 per annum.
The lease length is 999 years from 1st November 1960.
There is gas central heating with a boiler located in the outhouse.
There is loft space/eaves storage which is part boarded.
The house is alarmed.

Area Map

Floor Plans

Energy Efficiency Graph





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