



## Thornham Drive

Bolton, BL1 7RE

Offers over £250,000



Occupying an attractive position with a scenic outlook to the rear, this detached two-bedroom true bungalow is situated in a well established Sharples suburb. This bungalow is sure to be a fantastic place to call home with generous proportions and plentiful amenities on your doorstep.

A brief summary of the accommodation includes an entrance vestibule and central hallway, large lounge with open aspect dining area, kitchen, two bedrooms, office/study, and main bathroom. Externally the house features a front lawn and driveway with an attached garage, plus a garden to the rear overlooking open fields and woodland.



## The Living Space

Situated to the rear of the home is the open plan lounge-diner, which is a bright and airy room that makes the most of the scenic views to the rear, and its spacious footprint provides plenty of room and versatility in use.

The kitchen is situated in the middle of the property off the central hallway, with a range of integrated appliances including an electric oven and four plate gas hob with extractor, fridge, freezer, and stainless steel sink with mixer tap and drainer. White shaker-style cabinetry keeps the room feeling bright, and a contrasting dark worktop complements the tiled splashbacks.

The breakfast bar in the kitchen is also a handy space to eat and socialise, and external door provides convenient access down the side of the house for bins.

As well as the main living spaces on offer, the property also benefits from an office/study, which could alternatively be used as a third/guest bedroom if desired.

## The Bedrooms & Bathroom

Both bedrooms within the property are good sized doubles, the master evidently the largest. And the master also benefits from fitted wardrobes. The main bathroom is also a good size, with plenty of space for a four piece suite comprising bath, walk-in corner shower, wash basin and WC, with a neutral colour scheme and part tiled walls.

## The Outside Space

In addition to the front lawn, drive, and attached garage, the back garden is a brilliant aspect! The garden features a substantial patio, good sized lawn with mature shrub and flower borders, and it's a quiet and peaceful place where you can enjoy views of the nearby woodland and open fields.

## The Location

Thornham Drive is a well-connected suburb in Sharples, with a variety of good schools and amenities practically on your doorstep. Starbucks is within a five minute walk, Lidl and Asda are just a few minutes' drive down Blackburn Road in Astley Bridge, and the neighbouring areas of Bromley Cross and Egerton provide a selection of smaller shops, pubs cafes and restaurants. Eagley Nature Reserve to the rear of the home also offers convenient green spaces that are ideal for walking the dogs!

## The Specifics

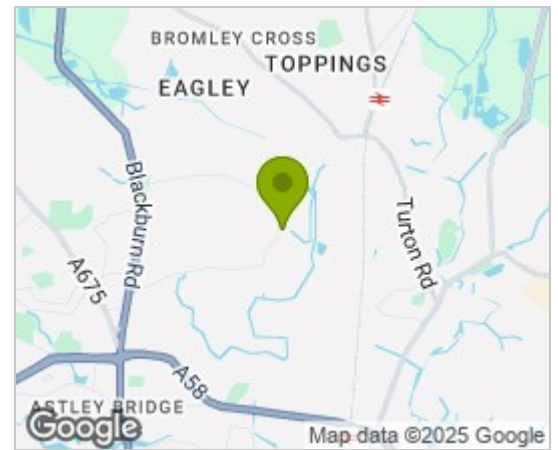
The tax band is D.

The tenure is leasehold with a ground rent of £12.50 per annum.

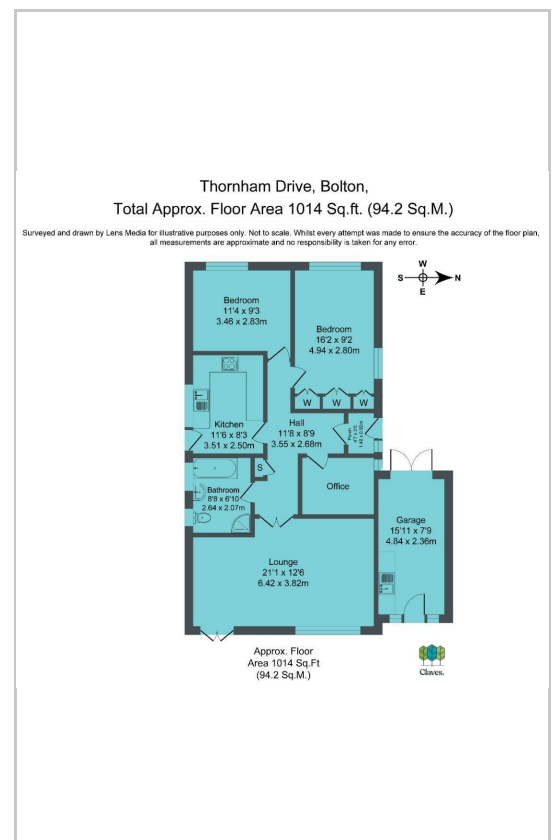
The lease length is TBC.

There is gas central heating with a boiler located in the kitchen.

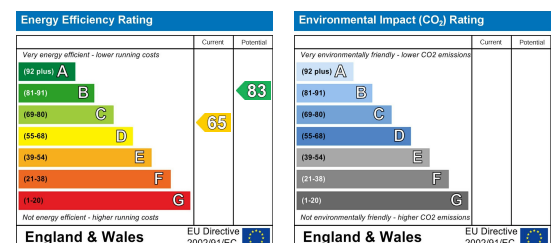
## Area Map



## Floor Plans



## Energy Efficiency Graph



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