



## Lower Tong

Bolton, BL7 9XT

Offers around £350,000



Sit on a large green plot bordered by mature woodland in Bromley Cross, this detached 3-bedroom bungalow offers an abundance of space and is presented in excellent condition throughout. Internally, the property comprises 3 bedrooms, an open plan lounge-diner, kitchen, bathroom, conservatory, and entrance hall. While externally the property benefits from front lawns and footpath, a rear patio and large, landscaped back garden looking onto the bordering woodland, a tandem 3 car drive, single garage, and shed. For those of you looking for generous outside space this property is just perfect! Let's walk through the finer details...



## Living Space

This spacious yet cosy bungalow sits back from the road behind two lawns with a picturesque footpath leading to the front door. The position set back from the road here subtly adds a little extra privacy, while retaining an open and spacious feel.

You are welcomed into the property through an entrance hall which links each aspect of the home. The L-shaped open plan lounge and diner sits to the left of the hall, where an electric fire adds a warm glow. Glass double doors lead from the lounge into the conservatory which sits along the rear of the property, taking full advantage of the woodland views. There is a real sense of calm and tranquillity at this property, owing to its detached nature, its position bordering the woodland, and its large back garden which is not at all overlooked – this is a great spot to just pop your feet up and relax with a brew!

The kitchen sits in the middle of the home and like lounge provides access into the conservatory. The kitchen is found in great condition, with integrated appliances including a Neff electric oven, gas hob, and extractor hood. And the sink with drainer and mixer tap affords an outlook of the garden and woodland – a lovely view while doing the dishes.

The bedrooms and bathroom are located on the right-hand side of the home, and like the rest of the property, everything is immaculate, simply ready to move into and unpack! The master bedroom benefits from contemporary fitted wardrobes and storage, and the second bedroom – also a double – benefits from the attractive views of the back garden and woodland. The third bedroom is a single, and currently used as a dressing room. A modern bathroom with tiling to the walls and floor is in pristine condition, and sits adjacent to the bedrooms, featuring a three-piece suite including walk-in shower, wash basin and WC.

## Outside Space & Further Potential

The size of the plot and outside features on offer here are just fantastic. The large tandem drive to fit around 3 cars... The pretty front lawns and footpath creating a picturesque aesthetic while subtly adding an element of privacy... The garage and shed... And the brilliant south-facing back garden featuring a patio, rockery, and spacious lawn, which is beautiful as is, and holds with it so much potential! Picture garden parties in the summer sun with family and friends, flowers in bloom, where great memories will be made. The wooden gates leading from the drive into the back also offer an additional space for secure parking should you desire, and the garage and shed provide that much needed space for all your bits and bobs.

As well as the garden function of the outside space on offer here, the property lends itself to further development for those who have the appetite, subject to planning.

## A Perfect Location

This detached bungalow is positioned on an excellent plot within a quiet and green corner of the well-established development that is 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. Fancy a bit of fishing? Eagley fishing lodge is right next door!

Bromley Cross and Egerton provide a superb 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. The location of this lovely home is desirable and convenient indeed.

## Services & Specifics

We are advised:

The property is freehold.

The property tax band is D.

The property has gas central heating and a Worcester combi boiler, located in the Kitchen.

The property's windows are all double glazed.

The loft is partially boarded.

The property was built in the mid-1970s.

The property is alarmed.

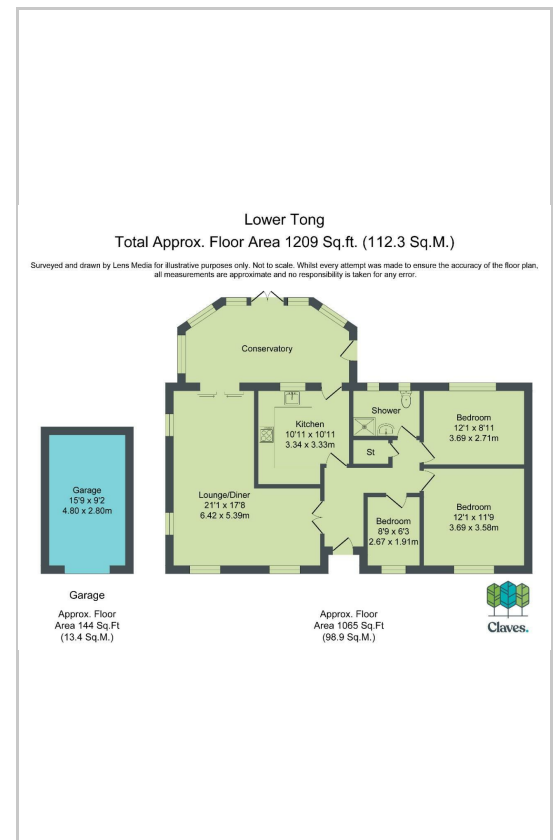
The property's services are all connected to mains, including gas, electric, water, and drainage.

The property has a water meter installed.

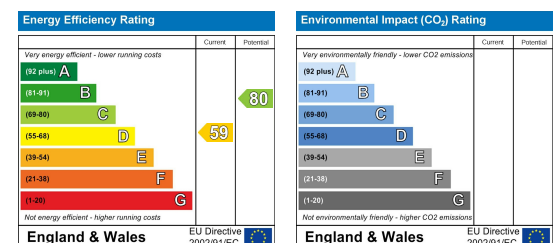
## Area Map



## Floor Plans



## Energy Efficiency Graph



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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