



Claves.



Conningsby Close

Bolton, BL7 9NY

Offers over £260,000



This homely 3-bedroom semi-detached property is tucked away in a quiet corner on a large end plot within one of Bromley Cross' most desirable contemporary developments. With ample off-road parking, a large sun-soaked garden, contemporary interiors in excellent condition, and a highly sought-after location, this home ticks all the boxes!



The Living Space

Stroll inside from the large drive out front, and a handy entrance hall offers a spot for shoes and coats. Beyond here the lounge welcomes you further inside – a bay window frames the front aspect, and calming neutral tones create a cosy vibe and welcome canvas for your furniture to easily complement.

The kitchen-diner offers a fresh, bright and airy feel, flooded with natural light owing to its south facing position and glass sliding doors, where cooking, dining and socialising fit together perfectly. Karndean flooring sits in the kitchen-diner, and integrated appliances include a dishwasher, Samsung oven, Neff 4 plate gas hob and extractor, and inset sink with chrome mixer tap sat within the black granite worktops which bring contrast to the otherwise all-white modern kitchen design.

On warm sunny days this kitchen-diner with glass sliding doors onto the patio and garden will provide an attractive indoor-outdoor lifestyle... Not a cloud in sight and the sun beaming down, this home is sure to be a joy in the approaching summer months!

Bedrooms & Bathroom

Upstairs lie 3 bedrooms and a main bathroom in a traditional semi-detached layout, which works effortlessly for a young, growing family or couple. Like the lounge the interior finish in the bedrooms are neutral shades that work well for everybody's taste, and provide a convenient canvas to move in and make it your own, without having to do so much as lift a finger, everything is in excellent condition.

The main bathroom features a fresh white colour palette, with white tiled walls plus grey tiled floor and bath mosaics to add a subtle contrast. A classic white 3-piece suite is featured, including bath with shower, wash basin and WC, all with chrome fittings and presented in immaculate condition.

Garden Space & More

No.47 benefits from substantial off-road parking, with space at the front for 3 cars, and an additional gated space on the right hand side of the front elevation. This space down the right hand side may also be suitable for adding an extension (subject to planning), which could possibly create an integral garage, as well as additional floorspace and accommodation.

Owing to its end position, this property showcases a generous garden extending to the side and rear of the home, with a secure lawn providing a safe space for the kids to play, and a suntrap patio sits outside the kitchen-diner, creating a lovely setting to enjoy throughout the summer as mentioned above.

Desirable & Convenient

Perched on the very end plot of an attractive and practical development, off Hospital Road just a hop skip and jump from central Bromley Cross, this home offers a quiet and secluded location while being very close to everything Bromley Cross and beyond has to offer.

Bromley Cross and Egerton provide a great variety of 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. Bromley Cross Train Station and 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 tax band is C.

The property's services are all on mains.

The property is heated via gas central heating with a combi boiler located in the loft, which is only circa 4 years old and has been serviced annually since installation.

The property is alarmed.

The loft is part boarded with storage shelving installed.

The property's drive will accommodate around 3 cars dependent on size, with an additional space through the gates at the right hand side of the property.

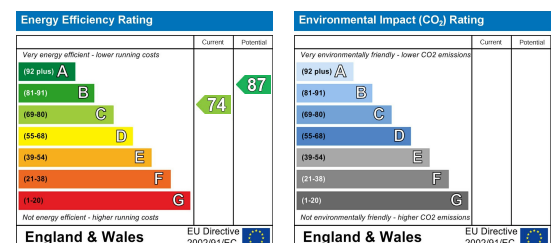
Area Map



Floor Plans



Energy Efficiency Graph



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