



Claves.



## High Meadows

Bromley Cross, BL7 9AS

Offers over £360,000



Located in a quiet and well-established area of Bromley Cross, this detached three-bedroom property is well suited to satisfy the demands of modern family life, with bright and airy interiors due to the great amount of natural light. A brief overview of the accommodation includes a kitchen-diner, two reception rooms, three bedrooms and a family bathroom, while externally are a drive and garage, and mature gardens to front and rear.



## Living Space

Boasting two substantial reception rooms and a spacious kitchen-diner, there's plenty of space for the whole family to enjoy. The front door is accessed to the left of the house up a garden path, but there's also another convenient access point via the kitchen which is likely the more practical daily option with its proximity to the drive.

Adjacent to the original front door is a handy entrance vestibule with access to a downstairs WC. From here the property opens into the front lounge which is a great size with expansive views through the large window. And in a traditional manner a contemporary fireplace holds the centre of a room with a gas fire.

Through to the other side of the house where the kitchen-diner with integrated fitted kitchen is situated. Appliances here include a double oven, four-plate gas hob and extractor hood, dishwasher, fridge, freezer, and sink with drainer and mixer tap. The finish is a neutral contemporary style with a wood effect worktop and shaker style white cabinetry.

The second reception room is located up a few stairs and to the rear, with views onto the greenery of the back garden and glass doors onto the side patio. Since there's space for dining in the kitchen-diner, this room offers versatility in its use, for example, a second lounge, a playroom for the kids, an office to work from home, or perhaps you'd like a formal dining room too? The choice is yours!

## Bedrooms & Bathroom

All three bedrooms are good sizes with ample room for double beds. Two of the three bedrooms are located on the first floor, of which the master boasts superb far-reaching views and access to an integrated storage closet. The second bedroom is next to the master and features fitted wardrobes, as does the third bedroom which is located on the upper level of the ground floor. The family bathroom is also situated on the upper level of the ground floor, including a three-piece suite with corner bath, wash basin and WC.

## Outside Space

There's a lovely kerb appeal and traditional family home feel to this property, with a front lawn with mature borders and shrubs, and drive to the side with detached garage. A stepped path to the right of the house leads to the patio which is a great spot to enjoy the summer sun, and to the rear of the house is an elevated lawn with more mature borders, and an elevated decking area, another spot for al-fresco dining or just chilling out with loved ones.

## Location

High Meadows is a quiet suburban spot in Bromley Cross. It's position on the fringe of the countryside benefits from views and choice of outdoor pursuits, while on the other hand you have a huge variety of amenities practically on your doorstep. And with this property being a great family home, you have the added benefit of Eagley Junior School being practically on your doorstep!

Jumbles Country Park is just a hop skip and jump down the road, and for the golf enthusiasts, Turton Golf Club is a mere five-minute walk away. If you fancy something a bit more adventurous, the surrounding countryside is a playground for outdoor pursuits, from running to hiking, sailing, and cycling.

In addition to the idyllic countryside, the surrounding village-like areas of Bromley Cross, Edgworth, Egerton, and Bradshaw provide a complete set of amenities, from supermarkets to beauty salons, cafes and pubs to bars and restaurants, independent shops to good schools and leisure facilities.

For commuters, Bromley Cross train station a minute or so down Chapeltown Road provides routes into Manchester and Preston, and the national motorway network can be accessed within 10 to 15 minutes.

## Specifics

The tax band is E.

The tenure is leasehold with a ground rent of £12 per annum.

The lease length is 999 years from 1st November 1960; hence 935 years remain.

There is gas central heating with an Alpha boiler located on the top landing.

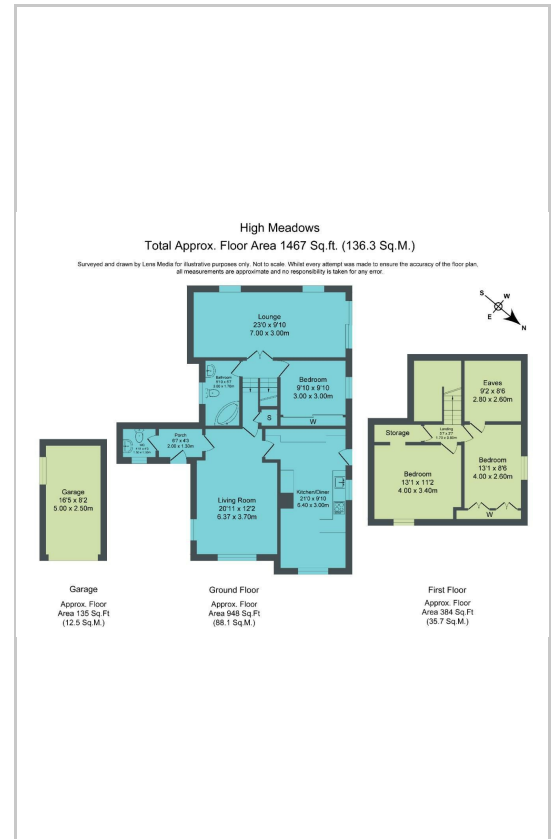
There is substantial storage via the eaves.

There is an electric car charging point.

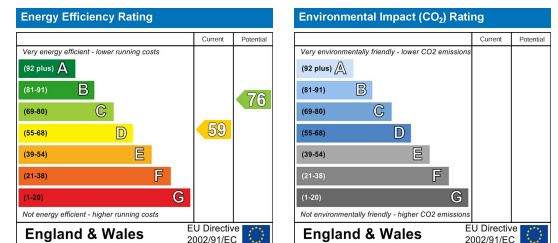
## Area Map



## Floor Plans



## Energy Efficiency Graph



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