



Claves.



Clarendon Gardens

Bolton, BL7 9GX

£150,000



Located in a lovely private position within the leafy green development of Clarendon Gardens in Bromley Cross, this two-bedroom end townhouse is finished to modern standards and presented in excellent condition. It's sought after and well-connected location makes this a practical place to live, but this particular property is tucked away, offering a quiet and secluded lifestyle. A brief summary of the home includes an open plan living space, downstairs WC/cloak, and upstairs are two bedrooms and a family bathroom. Externally the property benefits from a communal garden with lawn outside the house, and an allocated parking space.



The Living Space

The open plan living offers a contemporary lifestyle where cooking, dining and socialising come together as one, and the neutral, modern décor provides a homely and cosy vibe that's ready to move into.

The windows in the lounge benefit from a lovely green outlook to the leafy green surrounds, and the contemporary kitchen provides integrated appliances including an electric oven and four plate hob with extractor, plus a stainless steel sink with drainer and mixer tap. The design here is modern too, with gloss white cabinetry adding a contrast to the dark grey worktop and feature tiled splashbacks. There's also an allocated space for a fridge-freezer, plus a spot with plumbing for the washer/dryer.

Before we head upstairs, another practical element of this cosy abode is the entrance vestibule and downstairs WC/cloak.

Bedrooms & Bathroom

Upstairs the master bedroom benefits from the same pleasant views as the lounge, where the neutral colour scheme continues, making it fresh, bright and airy, not dissimilar to the second bedroom, which is a good sized single, or alternatively offers use as a home office.

A contemporary three-piece suite is featured in the bathroom, comprising a walk in shower with glass façade and modern tiled surrounds, plus a wash basin with matching tiled surrounds, and WC.

The Outside Space

In addition to the allocated parking space, the property benefits from communal gardens with a lawn situated at the front of the house. Owing to the corner position of this property, this is likely one of the quietest and most peaceful spots within the development.

The Location

Clarendon Gardens is situated in a lovely location off Hospital Road in Bromley Cross. A variety of amenities are just a short walk away, with a range of shops, cafes, bars, and restaurants to choose from, plus easy access to road networks, Bromley Cross train station, and a variety of good schooling options.

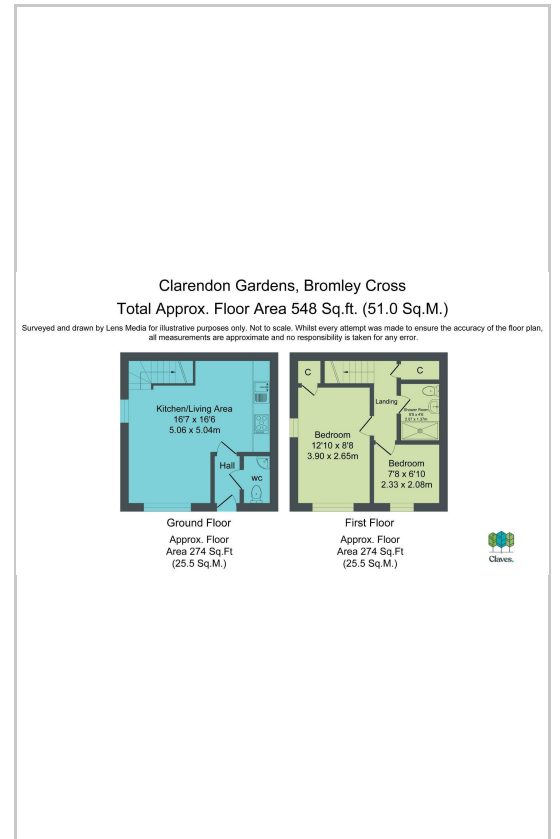
The Specifics

- The tax band is B.
- The tenure is leasehold with a ground rent of £234.64 per annum.
- The service charge is £31.28 per month.
- There is no gas to the property.
- The property is heated via wall mounted electric heaters.

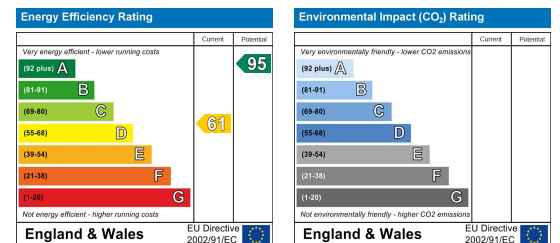
Area Map



Floor Plans



Energy Efficiency Graph



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