



## Whittle Hill

Egerton, BL7 9XF

£345,000



Situated in an elevated position with spectacular scenic views in a peaceful cul-de-sac in Egerton, this recently refurbished and deceptively spacious detached bungalow boasts over 1,000 sq ft of bright and airy accommodation, with modern interiors throughout. A brief overview of the accommodation includes three good sized double bedrooms and a spacious family bathroom, living room, kitchen and dining area, WC/utility, and a large entrance porch. Externally are mature and well-kept gardens to front and rear, in addition to a private drive.



## Living Space

The living room to the front of the house is a fantastic size and makes the most of the lovely views through a large window which pours in plentiful natural light. Its large size allows it to be multifunctional, with more than enough space for both a lounge and dining area of generous proportions. Whether you're sinking into the sofa with loved ones or enjoying a meal at the dining table with family and friends, you can appreciate the far-reaching countryside views! A stylish oak-effect Karndean floor adds tasteful contrast to the fresh white walls, which continues through most of the ground floor.

Off the main living room is the kitchen and dining area. Not dissimilar to the interiors throughout, it is presented in pristine condition with an attractive modern design featuring light grey flooring which complements the white Quartz worktop and matte minimalism cabinetry – a design and finish which you can move into and enjoy for years without having to lift a finger! Within the cabinetry is a range of integrated Bosch cooking appliances, including a double oven, 7-zone induction hob with hidden extractor hood, and microwave. Other integrated appliances include a fridge-freezer, dishwasher, sink with inset worktop drainer and chrome tap, plus an abundance of storage space and fitted larder cupboards.

The kitchen and dining space offers versatility in its use, giving ample room for a dining table as well as a sofa and armchair – both adding to the social appeal which is sure to come in handy for both everyday life and when hosting family and friends.

Other practical aspects about this fabulous bungalow include the large entrance porch which gives a good amount of space to keep shoes and coats tidy and out the way. The utility/WC also adds practicality for modern family life, providing a second toilet and wash basin, as well as plumbing and ventilation for the washing machine and dryer.

## Bedrooms & Bathrooms

Off the main living room, a large central hall invites you to the back of the property where the bedrooms and bathroom are situated...

Each of the three bedrooms enjoy a pleasant green outlook over the back garden, and are all generous sizes, affording a good amount of space for family life. They are all presented in immaculate condition to contemporary, neutral standards with fresh white walls, spotlights, and oak-effect Karndean flooring, allowing you to simply move in and unpack your own furniture with ease.

Continuing the spacious feel is the family bathroom, which is also presented in immaculate condition with smart grey fully tiled walls and flooring, which complement the larger than average bath with rainfall shower, a large wall-mounted vanity basin with deep storage drawers and a matching mirrored cabinet with integral power and charging facility, plus a WC and chrome heated towel rail.

## Outside Space

The front drive provides private parking and the lawn adjacent with a small tree and established rockery gives an attractive kerb appeal. To the rear of the home the garden is equally attractive with a traditional feel where a patio sits next to a large lawn bordered by small trees, mature shrubs and flower beds. It's a lovely private spot which receives sun throughout the day. Like the interiors, the gardens are clearly cared for and well-presented, while offering further landscaping potential if desired.

## Location

This homely abode is ideally suited to those looking for a community feel and a great selection of good schools and local amenities on your doorstep. Cafes, restaurants, and pubs are aplenty in Egerton and further afield in neighbouring Bromley Cross, as well as shops and transport links via rail and road leading to central Bolton, Manchester, and beyond.

It's an ideal location near the countryside without being too far removed from all the amenities you'd ever need. And with the abundance of nearby countryside, scenic walks and outdoor pursuits are aplenty.

## Recent Refurbishment

The property has been fully refurbished to a high specification including rewiring and plumbing, fully insulated and re-plastered, new flooring throughout, new kitchen and bathroom, electric underfloor heating in the bathroom, and new fencing.

## Specifics

The tax band is D.

The tenure is leasehold with a ground rent of £18 per annum.

The lease term is 999 years from May 1st 1969.

There is gas central heating with a combi boiler located in the loft which we are advised has been serviced regularly.

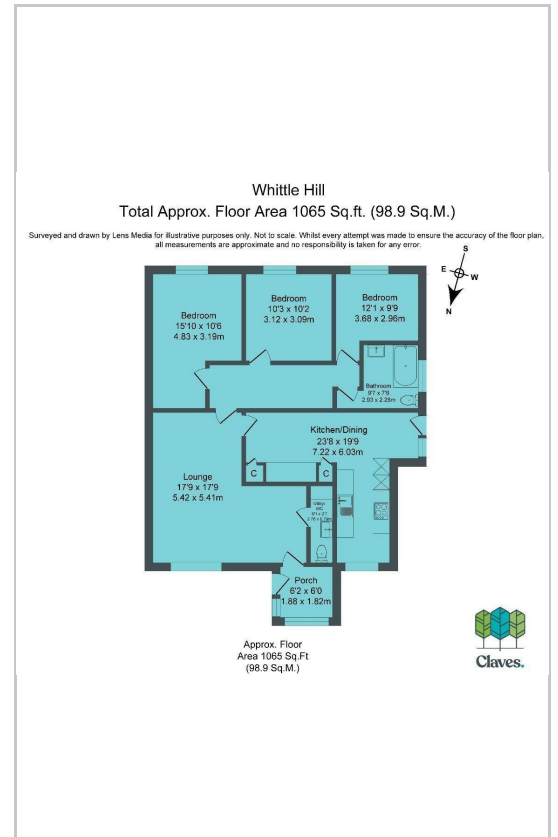
The central heating is connected to a HIVE thermostat system.

The loft is large and fully boarded with a pull-down ladder and lighting.

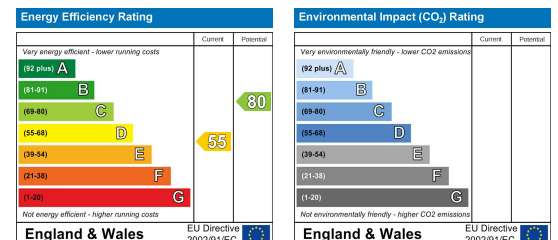
## Area Map



## 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.

## Claves.

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