



Claves.



Higher Ridings

Bolton, BL7 9XS

Offers around £205,000



Offered with no onward chain and sat on an enviable plot within the well-established development of Higher Ridings in Bromley Cross, this two-bedroom semi-detached property is presented in immaculate condition, with a rear drive, gardens to the front and back, and contemporary interiors throughout. Let's take a closer look...



A Closer Look

Set back from the street behind a picturesque tree, lawn and shrubbery, your front door opens onto an entrance vestibule where you can pop off your shoes. The bright and airy modern lounge sits behind the entrance porch at the front, where a large window with a pleasant green front aspect bathes the room in natural light, and contemporary laminate grey flooring complements the white and grey walls.

At the back of this welcoming home sits your kitchen-diner – another bright and airy room finished to a fresh modern standard. The grey kitchen worktops with a marbled design match more grey laminate flooring, which together add contrast to the white gloss cupboards and light grey walls. Integrated appliances within your kitchen include an oven, induction hob and extractor canopy, plus a designated space for the washing machine and inset kickboard lighting.

The kitchen-diner provides a lovely space for you and your loved ones to enjoy, whether it's a dinner party with friends at the weekend or a hearty meal with the kids after school, this space fits the bill! And with glass double doors opening onto the back garden, it's ideal for that indoor-outdoor lifestyle during the warmer summer months. We'll come back to the garden shortly...

Bedrooms & Bathroom

From the lounge the open plan staircase welcomes you onto the landing that connects the bedrooms and bathroom, and not dissimilar to downstairs the appealing white and grey contemporary décor continues... The master bedroom sits along the front width of the home with another pleasant front aspect, and the second, single bedroom sits to the rear, which is currently used as a home office.

The contemporary bathroom showcases a three-piece suite, including bath with shower, and an integral unit featuring the wash basin, WC, plus some storage! A chrome heated towel rail is fixed to the wall on sleek light grey tiles, which are a beautiful addition to this space.

The Garden

Out of the attractive sliding glass doors off the kitchen the long and well-proportioned south-east facing garden awaits! A decking area with sun loungers is found immediately outside the glass doors, hinting at the great amount of sun this outside space receives. Then a lawn with a stone pathway leads to the flagged patio – perfect for al-fresco dining and drinks in the summer. Further down the garden another decking area is hidden away – another sun trap for those warmer, sunnier days.

In addition to the abundance of on-street parking at the front, this property benefits from a drive at the rear too!

Quiet & Green...

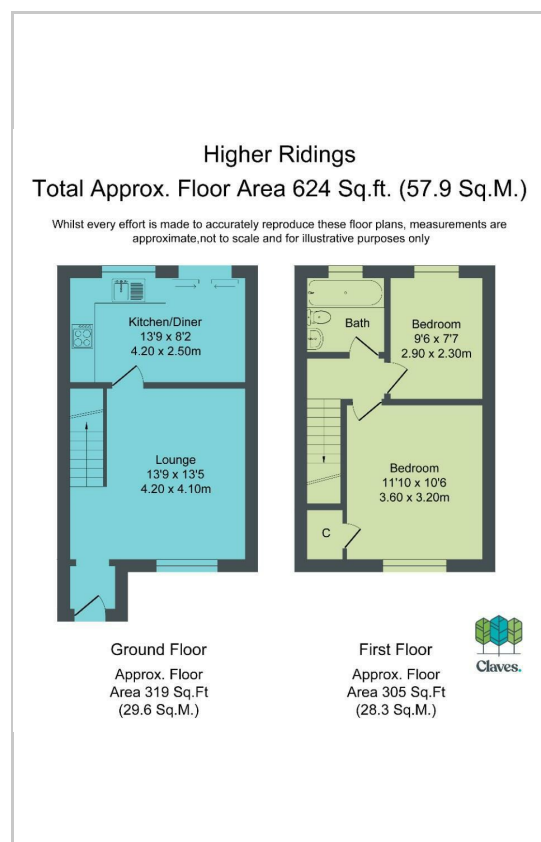
This property is perched on an excellent plot within a quiet and green corner of the well-established development that is Higher Ridings in Bromley Cross. Only a 10 minute walk to a great selection of amenities in Bromley Cross and further afield in Egerton, and close to schools and transport links, as well as plenty of green spaces to stretch the legs, the location of this lovely home is very convenient!

Call our office on 01204 929 940 to arrange your viewing.

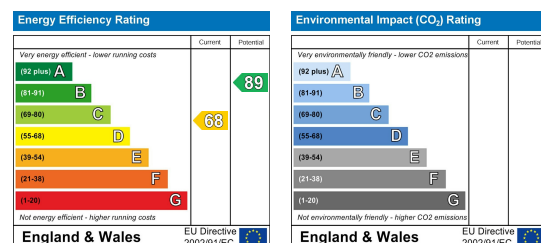
Area Map



Floor Plans



Energy Efficiency Graph



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