



Claves.



Thornham Drive

Bolton, BL1 7RF

Offers over £200,000



Offered with no chain, this extended, two-bedroom, semi-detached home is situated in a quiet cul-de-sac in Sharples, ideal for first time buyers, BTL investors, or those looking to downsize, and offers opportunity for cosmetic modernisation in places. The property is garden-fronted with a drive and garage, plus a private south-facing garden to the rear. Internally the accommodation includes a porch, lounge, dining room, kitchen, two bedrooms and a family bathroom. Despite its quiet cul-de-sac location, it's very well connected for amenities and transport links too!



Living Space

The porch provides a handy spot for keeping shoes and coats tidy and out the way, leading onto the front lounge. A large window pours plenty of natural light into the lounge, which is a good size and leads into the back of the home where another reception room has floor to head-height windows and a glass door opening to the garden. This room is ideal for use as a dining room owing to its position adjacent to the kitchen, with an open aspect archway connecting the two spaces. Integrated appliances within the kitchen include an electric oven and five-plate gas hob with extractor hood, microwave, fridge, freezer, and a matt black sink with drainer and chrome swan neck mixer tap.

Bedrooms & Bathroom

Upstairs both bedrooms are large enough to accommodate double bedrooms and furniture, and both offer the opportunity to redecorate and install new flooring. The bathroom is located centrally on the landing and is finished to contemporary standards with tiled walls and a three-piece suite which includes a large walk-in shower, vanity basin with integral storage, and WC.

Outside Space

The large windows and a glass patio door look out into the back garden, which is an easy maintenance and private space, ideal if you want a quiet outdoor spot to enjoy warm summer days without having to worry about much maintenance! The garage provides plenty of space for external storage and the drive affords off road parking. There's also a path down the side of the house which leads to a second external door into the kitchen, and adjacent to here is space to keep your bins tucked away.

Location

Thornham Drive is a well-connected suburb in Sharples, with a variety of good schools and amenities practically on your doorstep. Starbucks is within a five-minute walk, Lidl and Asda are just a few minutes' drive down Blackburn Road in Astley Bridge, and the neighbouring areas of Bromley Cross and Egerton provide a selection of smaller shops, pubs, cafes and restaurants. Eagley Nature Reserve to the rear of the home also offers convenient green spaces that are ideal for walking the dogs!

Specifics

The tax band is C.

The tenure is leasehold with a ground rent of £20 per annum.

The lease length is 999 years from 1976; 951 years remain as of writing.

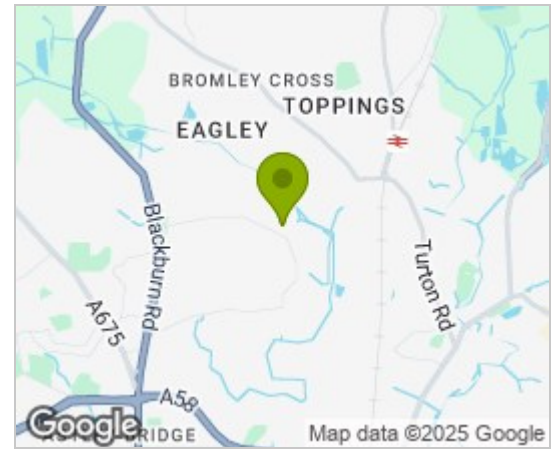
There is gas central heating with a Main boiler and tank system.

The boiler was last serviced in November 2024.

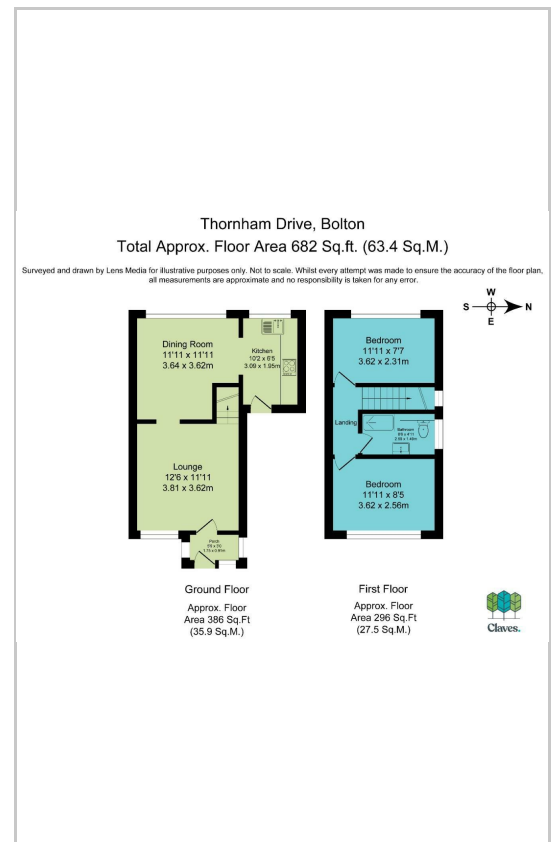
The house is alarmed.

The garage has power and lighting.

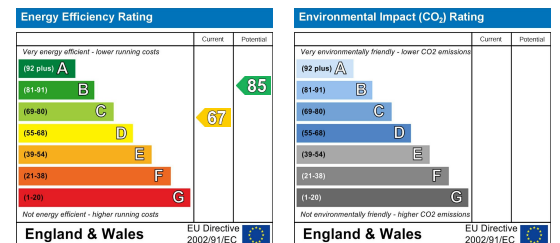
Area Map



Floor Plans



Energy Efficiency Graph



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Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk