



Old Swan Close

Bolton, BL7 9UW

Offers over £325,000



Presented in immaculate condition throughout and situated in an elevated spot at the top of its cul-de-sac, this detached two bedroom true bungalow in Egerton is fresh, bright, and airy, and provides an ideal home for those looking to downsize. The contemporary interiors are pristine, allowing its lucky new owners to simply move in, unpack, and enjoy.

Internally, a brief overview of the property includes an open aspect entrance hallway, lounge, conservatory/sun room/dining room, office/study, kitchen, two double bedrooms and a main bathroom. While externally the home benefits from a driveway, attached garage, and gardens that wrap around the entire property. Let's take a closer look...



The Living Space

Step inside and the bright and airy feel is immediately noticed, owing to the brilliant big window in the lounge which encapsulates scenic views of Winter Hill to the front. A soft grey carpet is felt underfoot and a modern electric fireplace holds the centre of the home, offering a homely vibe and cosy orange flicker within the fresh, neutral décor.

Another room which is full to the brim with natural light is the conservatory, which the current homeowners use as a sun room and dining room. It's a beautiful room to enjoy your garden from inside, a lovely evening room to sit back and relax with your loved one, and a nice warm sun trap on warmer days too! And at one end of the conservatory lies a home office/study quietly tucked away, providing a tranquil spot to do your work while enjoying the garden surrounds.

Back through the lounge and the kitchen lies on the opposite side of the home – it benefits from a contemporary design that's clearly been well cared for, with beige base and wall units complementing the quartz worktop, while the grey tiled splashback and floor add a touch of tasteful contrast. Integrated appliances provide everything you need, including five plate gas hob with hidden extractor, sink with drainer and swan neck mixer tap, dishwasher, double oven and warming drawer, microwave, fridge-freezer, and clothes washer. An external door from the kitchen leads outside providing easy access to the rear of the garage, which could perhaps double as a utility room if desired.

Bedrooms & Bathrooms

Both bedrooms at number 6 are well proportioned doubles, the master bedroom benefitting from fitted wardrobes and drawers which provide a huge amount of storage space. And it's no surprise, like the rest of the home the bedrooms are found in excellent condition too.

A main bathroom sits adjacent to the two bedrooms, with a four piece suite comprising bath, walk-in corner shower, WC, wash basin with integral storage, plus an additional matching wall mounted cabinet handy for towels and other bathroom essentials.

The Outside Space

In addition to the front lawn, driveway, and garage, a wonderful feature of this property are the south facing gardens which wrap the whole way round the home, offering a variety of places to soak up the summer sun as it moves through the sky. Such areas include a decked seating area outside the conservatory, a sheltered sun house with small patio in the corner, a timber framed pagoda with shale walkway and flooring, and a fourth seating spot next to what the current homeowners have as a little herb garden. This garden is sure to be place where happy memories are made – it's substantial enough to give you plenty of potential if you are a keen gardener but is also not too big and will be relatively easy to maintain – the best of both worlds!

Egerton & Beyond

While the elevated position of this property affords great scenic views, the centre of the sought-after village of Egerton is just at the bottom of the road, while Bromley Cross is just a few minutes' drive too. Both Egerton and Bromley Cross have a fabulous selection of pubs, restaurants and shops.

Being on the outskirts of Bolton, Egerton is surrounded by beautiful countryside with several reservoirs nearby, making it an ideal location for the lovers of countryside and outdoors. Whether you enjoy walking, running, cycling, or sailing, you have easy access to it all.

For those that commute, the A666 provides an easy route to the motorway network, and Bromley Cross Train Station, about a 5 minutes' drive, provides direct access to central Manchester.

Services & Specifics

We are advised:

The property is freehold.

The tax band is C.

The potential energy efficiency rating is higher than average.

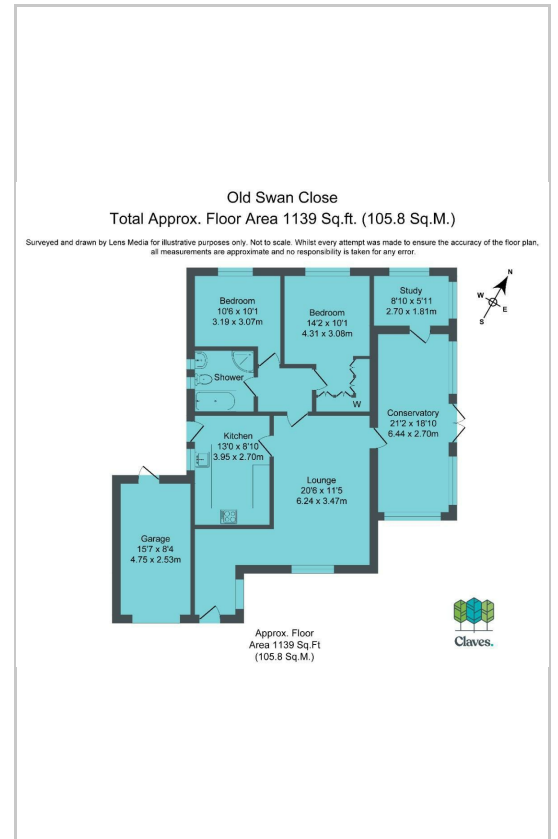
There is gas central heating with a combi boiler located in the kitchen, we are advised this has been serviced annually.

The property is alarmed.

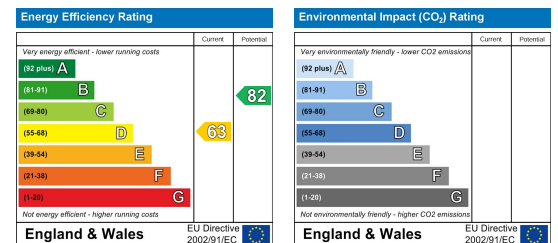
Area Map



Floor Plans



Energy Efficiency Graph



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