



Bank Top Grove

Bolton, BL1 8SL

Offers over £218,000



This 3-bedroom semi-detached dormer bungalow sits on a large plot within a quiet, leafy-green cul-de-sac in Sharples and provides a superb opportunity for modernisation, with excellent extension potential.



On Your Approach

Pull up on your large driveway capable of holding multiple cars, and as soon as you step out of the car you notice the peace and quietude of this lovely neighbourhood. Wander down your long driveway, passing by the front lawn which the property sits behind, and before entering your new home, just look at that back garden – a gardener’s paradise! With plentiful space, mature flower beds, and a spacious meandering lawn, this garden is oozing with potential. We’ll come back to this, let’s have a look inside...

Step Inside & See The Potential

After stepping inside, the central hall connects your downstairs accommodation, with your lounge and kitchen overlooking the mature trees to the front, and two bedrooms to the rear which overlook your lush back garden. Your downstairs space has great reconfiguration potential... Perhaps an open plan kitchen and family room across the rear, with glass sliding doors onto the garden? Maybe a conservatory or orangery would be more your thing? An extension to the side adding more floorspace? Or maybe the size is perfect as is and modernisation is all you’d like... Whatever your preference, this versatile property on a fantastic plot has lots to offer.

Upstairs lies your master bedroom and bathroom. The master spans the length of the property and is generous in its floorspace, with windows to the front that are overlooked by nobody. The bathroom features a shower and wash basin, with a separate WC adjacent. Like the ground floor, this first floor also has great potential for refurbishment and the possibility of extending. Just imagine what you could do!

A Gardener's Paradise

Sitting adjacent to a conservation area, stream, and mature woodland, there is a real sense of being close to nature on this lovely plot. There is a great amount of space to play with in the back garden, which gets the sun all day long, and currently features a patio, mature flower beds and shrubbery, a spacious meandering lawn, and several sheds. What would you do with this wonderful green space?

On Your Doorstep

Tucked into a quiet, green corner of Sharples, this home also benefits from having everything you need on your doorstep... From the Astley Bridge retail area with a selection of supermarkets, pubs and shops, to a lovely little park across the street for the kids, and a variety of good schools and transport links. Hall’lth Wood Train Station offers easy access into Manchester, the rest of the North West and beyond, and the A666 provides easy access to the motorway for those that commute. Not to mention walks into Bromley Cross and Egerton on your doorstep, providing an even greater array of amenities.

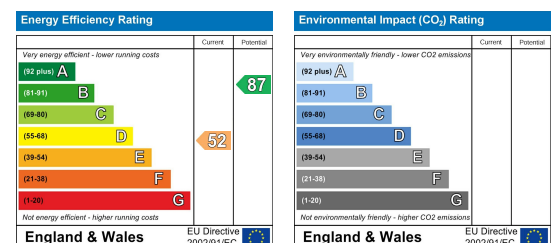
Area Map



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.

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