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WHITTLE HILL, EGERTON, BL7 9XF



- Detached true bungalow, no onward chain
- 3 good sized bedrooms, sep w.c
- Recently modernised, Lovely moorland views
- Sought after location, cul-de-sac
- Deceptively spacious accommodation
- Superb extended kitchen dining room
- Quality contemporary interior
- Close to village centre & countryside



Offers in Excess of £350,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

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Ideal family home. A deceptively spacious true bungalow, situated in a sought after location within Egerton Village. The current vendors have thoughtfully and tastefully renovated the property, creating wonderful open plan living space with a quality contemporary finish. The bungalow is larger than average having been extended, creating a fabulous kitchen dining room. Whittle Hill is a cul-de-sac with far reaching views of Winter Hill and the moors, and is a short walk to the village centre, with all the excellent local amenities, it has to offer. To fully appreciate this lovely property please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwell's.co.uk. The accommodation briefly comprises, Double glazed entrance porch, L shaped living room, guest WC/utility room, inner hallway, open plan kitchen dining room, three good sized bedrooms and a bathroom with a modern white suite. Outside there are gardens to the front and rear of the property along with a driveway, which provides parking for 2 vehicles. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch: 2 uPVC double glazed windows front aspect, radiator.

Lounge: 51' 9" x 3' 0" (15.76m x 0.91m) uPVC double glazed window front aspect two radiators, inset spotlights and coving to the ceiling.

Guest w.c/utility room: Close coupled WC, wash basin with mixer tap, vanity cupboard below, space for a washing machine and a tumble dryer, coving, extractor fan.

Open plan kitchen dining room: 23' 6" x 19' 9" (7.16m x 6.02m) at widest points

Dining area: uPVC double glazed window and door side aspect, radiator, fitted wall and base units, inset spotlights to the ceiling.

Kitchen breakfast area: uPVC double glazed window front aspect, range of contemporary fitted wall and base units with quartz work surfaces and splashback, stainless steel sink unit with mixer tap, Bosch appliances which include, a fitted double oven, induction hob, concealed extractor hood above, microwave oven and dishwasher, integrated fridge freezer, inset spotlights, radiator.

From the lounge there is a doorway leading to,

Hallway: Radiator, coving, new access ladder to the boarded loft, doors lead to,

Bedroom 1: 15' 10" x 10' 1" (4.82m x 3.07m) uPVC double glazed window rear garden aspect, radiator below, inset spotlights to the ceiling.

Bedroom 2: 10' 0" x 10' 2" (3.05m x 3.10m) uPVC double glazed window rear garden aspect, radiator below, coving, inset spotlights to the ceiling.

Bedroom 3: 12' 1" x 9' 8" (3.68m x 2.94m) uPVC double glazed window rear garden aspect, radiator below, coving, inset spotlights to the ceiling.

Bathroom: 7' 1" x 9' 4" (2.16m x 2.84m) uPVC frosted double glazed window side aspect, contemporary fitted white suite comprising, enclosed bath with mixer tap/shower attachment, wash basin with mixer tap inset to a vanity unit, touch electric vanity mirror, close couple WC, tiled floor, tiling to the walls, duel fuel radiator, inset spotlights, extractor fan, under floor heating.

Outside: There is a block paved driveway which provides parking for 2 vehicles with a laid to lawn garden aside with mature tree and plant displays. A metal gate gives access along the side elevation where you will find a paved pathway giving access to the rear garden to both sides. Rear garden - There is a mature garden which is mainly laid to lawn, with tree and plant borders. There is also a paved patio, a double socket power socket and security lighting to the rear elevation.Outside tap.

Viewings: All viewings are by advance appointment with Cardwells estate agents, Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 May 1969

Council tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2147

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

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