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## PARKWOOD, EGERTON – OFFERS IN THE REGION OF £600,000

A stunning individually designed and extended, true detached bungalow set on a private road within a generous plot of around 0.49 of an acre. This beautiful home has undergone a series of modernisations and extensions to create a truly fabulous place to bring up a family. Entering the property via the porch to the welcoming lounge with an inset remote controlled gas fire with beautiful limestone feature surround. At either side of the lounge there are doors which open up to both the kitchen and the fabulous sun room with skylights, wood burning stove and bi-fold doors leading to the patio area. When both of the lounge doors are open you have a wonderful entertaining space that stretches the full length of the property. Just off the kitchen there is a handy utility area which has a door, currently blocked off, into the annexe which can easily be reinstated if needed. The inner hallway leads to a four piece family bathroom and to four double bedrooms, three of which have en-suites with the main bedroom also benefitting from a super walk in wardrobe and bi-fold doors which leads out onto the patio area complete with sunken hot tub. The fifth bedroom is currently within the annexe and has dual zone underfloor heating giving the potential to split the room in two if necessary. The annexe also has an en-suite shower room and is ideal for a member of family or perhaps guests. Externally the property has superb gardens to the rear and side with a sizeable lawn area, perfect for children to play on. The patio captures all the sun and has an inset hot tub which is perfect to wind down after a busy day. Additionally there is a plot of land as you approach the property which could potentially be developed with a garage subject to the relevant planning permissions. The property is located within the highly sought after desirable area of Egerton and is close to many local amenities including cafe's, pubs and schools such as Walmsley C.E Primary, Egerton C.P. School and Turton school in Bromley Cross. Also within close proximity are many fabulous restaurants and sporting clubs to include Dunsar Golf Club, Egerton Cricket Club, Delph Sailing Club and The Last Drop Village with the added benefit of reservoirs and beautiful countryside to be explored on foot or bicycle.

For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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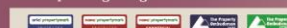
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#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Porch:** 7' 4" x 6' 6" (2.24m x 1.98m)

Composite front door, downlights, dual aspect double glazed windows, oak wooden flooring, wall mounted vertical radiator.

**Lounge:** 18' 6" x 11' 10" (5.65m x 3.61m)

Ceiling light points, wall lamps, double glazed windows to the front, under floor heating, living flame inset remote controlled fire with limestone feature surround.



**Sun room:** 12' 0" x 11' 7" (3.65m x 3.53m)

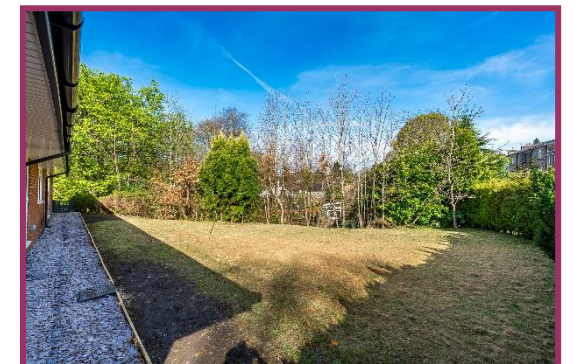
Downlights, double glazed windows to the front, double glazed skylight, under floor heating, porcelain tiled flooring, bi-fold doors leading to the tiled patio area.



**Kitchen breakfast room:** 20' 0" x 11' 9" (6.10m x 3.57m)

Downlights, double glazed window to the front and the side, double glazed sliding patio doors, under floor heating, Karndean click flooring, range of fitted wall and base units with complimentary Corian and oak work tops incorporating an extractor fan, integrated electric hob, two electric ovens, microwave, coffee machine, dishwasher, fridge/freezer, one and a half bowl sink inset into the Corian worktop with drainer, tiled splashback to the walls.

**Outside:** Externally the property has superb gardens to the rear and side with a sizeable lawn area, perfect for children to play on. The patio captures all the sun and has an inset hot tub which is perfect to wind down after a busy day. Additionally there is a plot of land as you approach the property which could potentially be developed with a garage subject to the relevant planning permissions.



#### Tenure:

Cardwells estate agents Bolton research shows the property is Freehold.

#### Council tax:

Cardwells estate agents Bolton research shows the property is band D annual charges of £2267





**Utility room: 8' 6" x 6' 2" (2.58m x 1.87m)**

**Downlights, loft access with pull down ladder, under floor heating, Karndean click flooring, dual wall mounted vertical ladder radiators, fitted wall and base units with space for a washing machine and dryer.**

**Inner hallway:**

**Ceiling light points, loft access with pull down ladder which is boarded,**

**Family bathroom: 9' 0" x 8' 4" (2.75m x 2.54m)**

**Downlights, extractor fan, wall mounted vertical ladder radiators, four piece suite incorporating a wc, vanity unit with inset sink, walk in shower, bath with mixer tap, tiled floor and walls.**



**Bedroom 1: 20' 7" x 10' 8" (6.28m x 3.26m)**

**Double glazed skylights, under floor heating, walk in wardrobe/dressing area, double glazed bi-fold doors leading onto the tiled patio area.**



**Walk in wardrobe: 11' 3" x 6' 0" (3.43m x 1.82m)**  
**Ceiling light point, fitted wardrobes and dressing table.**

**En suite: 6' 8" x 4' 9" (2.02m x 1.45m)**  
**Downlights, double glazed window to the side, wall mounted vertical ladder radiator, extractor fan, three piece suite incorporating a wc, vanity unit with inset sink, walk in shower, tiled floor and walls.**



**Bedroom 2: 15' 1" x 10' 0" (4.60m x 3.04m)**  
**Ceiling light point, fitted wardrobes, under floor heating, double glazed French doors leading onto the rear garden**



**En suite: 6' 8" x 4' 9" (2.04m x 1.44m)**  
**Downlights, extractor fan, wall mounted vertical ladder radiator, double glazed window to the rear, three piece suite incorporating a wc, vanity unit with inset sink, walk in shower cubicle, tiled floor.**



**Bedroom 3: 11' 10" x 10' 9" (3.60m x 3.28m)**

**Downlights, under floor heating, double glazed French doors leading to the rear garden.**



**En suite: 6' 1" x 5' 1" (1.86m x 1.56m)**

**Downlights, extractor fan, three piece suite incorporating a wc, vanity unit with inset sink, walk in shower cubicle, wall mounted vertical ladder radiator.**

**Bedroom 4: 11' 11" x 10' 11" (3.62m x 3.33m)**

**Ceiling light point, double glazed window to the side, under floor heating. Fitted wardrobes**



**Annexe/bedroom 5: 22' 10" x 11' 4" (6.97m x 3.45m)**

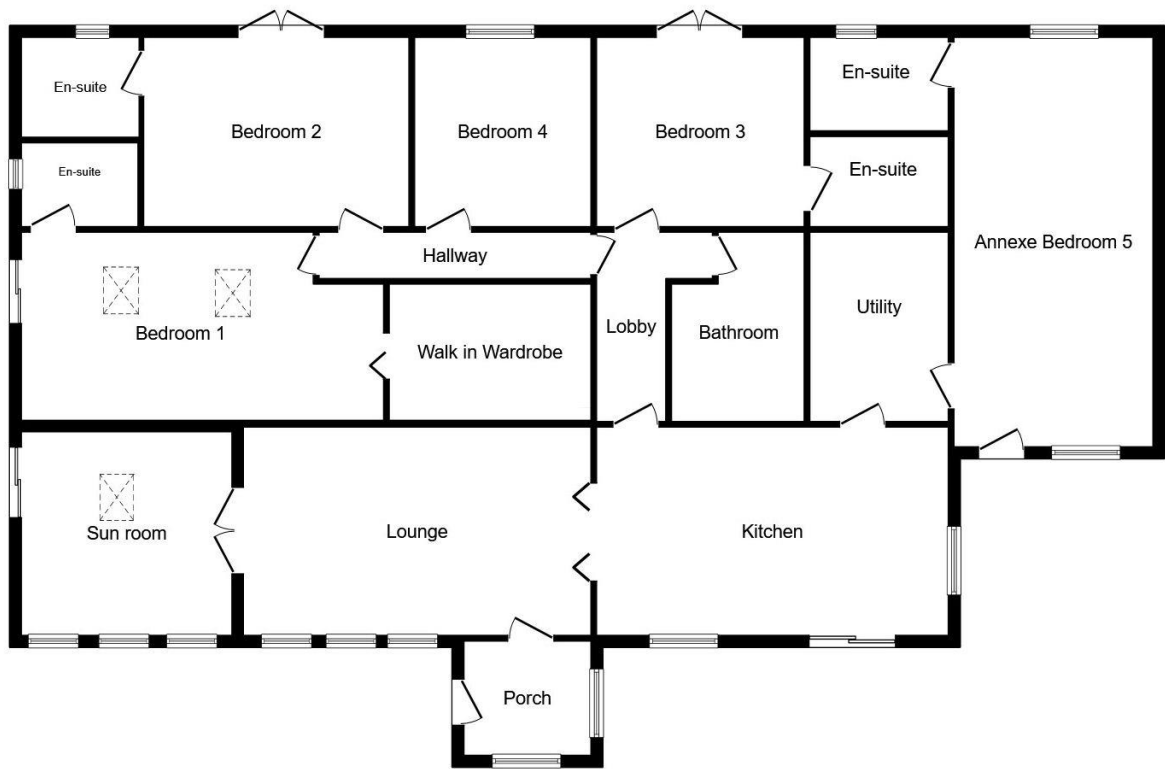
**Downlights, dual aspect double glazed windows, under floor heating. dual zone under floor heating giving the potential to split the room into two sections.**

**En suite: 6' 2" x 6' 1" (1.89m x 1.85m)**

**Downlights, double glazed window to the rear, three piece suite incorporating a vanity unit with inset sink and wc, walk in shower cubicle, wall mounted vertical ladder radiator, extractor fan.**

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Floor Plan

