

60

DALES
BROW



Searching for a two-bedroom semi-detached home in Sharples?

Discover the charm of Number 60 Dales Brow, located on a substantial corner plot in the highly esteemed residential neighborhood, adjacent to Eagley Bank Conservation area and Thornham Drive.

Upon arrival, you'll be greeted by a thriving front garden adorned with a well-kept lawn and ornamental flower beds. The driveway accommodates parking for two vehicles and leads to a convenient single garage.

This property showcases solar panels, embodying a commitment to sustainability, financial savings, and environmental stewardship.





Welcome home!

Step through the porch into the bright and inviting living room, where a large window offers charming views of the front garden. This cosy space is centred around an electric fire, enhanced by a feature wall with neutral floral wallpaper that beautifully complements the white and grey walls. The warmth of walnut laminate flooring adds to the room's welcoming ambiance, creating a perfect setting for relaxation and comfort.





At the rear, the kitchen features white cupboards and drawers with a contrasting dark laminate worktop, offering ample storage for your kitchen essentials. Integrated appliances include an electric oven with a 4-ring gas hob and a stainless steel extractor above. A stainless steel sink and drainer is positioned by the window with an integrated dishwasher and plumbing beneath the unit for a washing machine. There's also space for a freestanding fridge/freezer and a dining area to one side. From the kitchen, a timber partially glazed door opens to the patio garden.





Ascending the carpeted staircase from the lounge to the first floor where you'll find two well-appointed double bedrooms awaiting you.



The main bedroom, situated at the front of the home, exudes a serene atmosphere with its white and grey décor.



The second bedroom, overlooking the rear garden, features neutral décor and original stained timber flooring, ready for your personal touch.



Serving these bedrooms is a three-piece bathroom, featuring a WC, a pedestal wash basin, and a bath with an overhead shower and glazed screen. The creamy wall tiles complement the chocolate brown floor tiles, creating a harmonious and elegant look. A heated towel rail adds a touch of luxury and convenience.



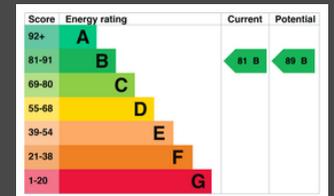
Step outside into a serene rear garden, perfect for relaxation and entertaining. Just outside the kitchen, a spacious paved patio awaits, ideal for summer barbecues and outdoor dining. Two steps lead up to a lush lawn, providing an excellent play area for children and pets, bordered by flourishing plant beds and surrounded by timber fence panels for privacy. Behind the timber screening, discover an additional raised decking area, perfect for hosting gatherings or enjoying a quiet evening outdoors.





Features:

- Semi-Detached Family Home
- Two Bedrooms
- Driveway Parking For Two Cars
- Single Garage
- Enclosed Rear Garden
- Close To Local Amenities
- Solar Panels
- EPC Rated: B
- Council Tax Band: B
- Tenure: Freehold



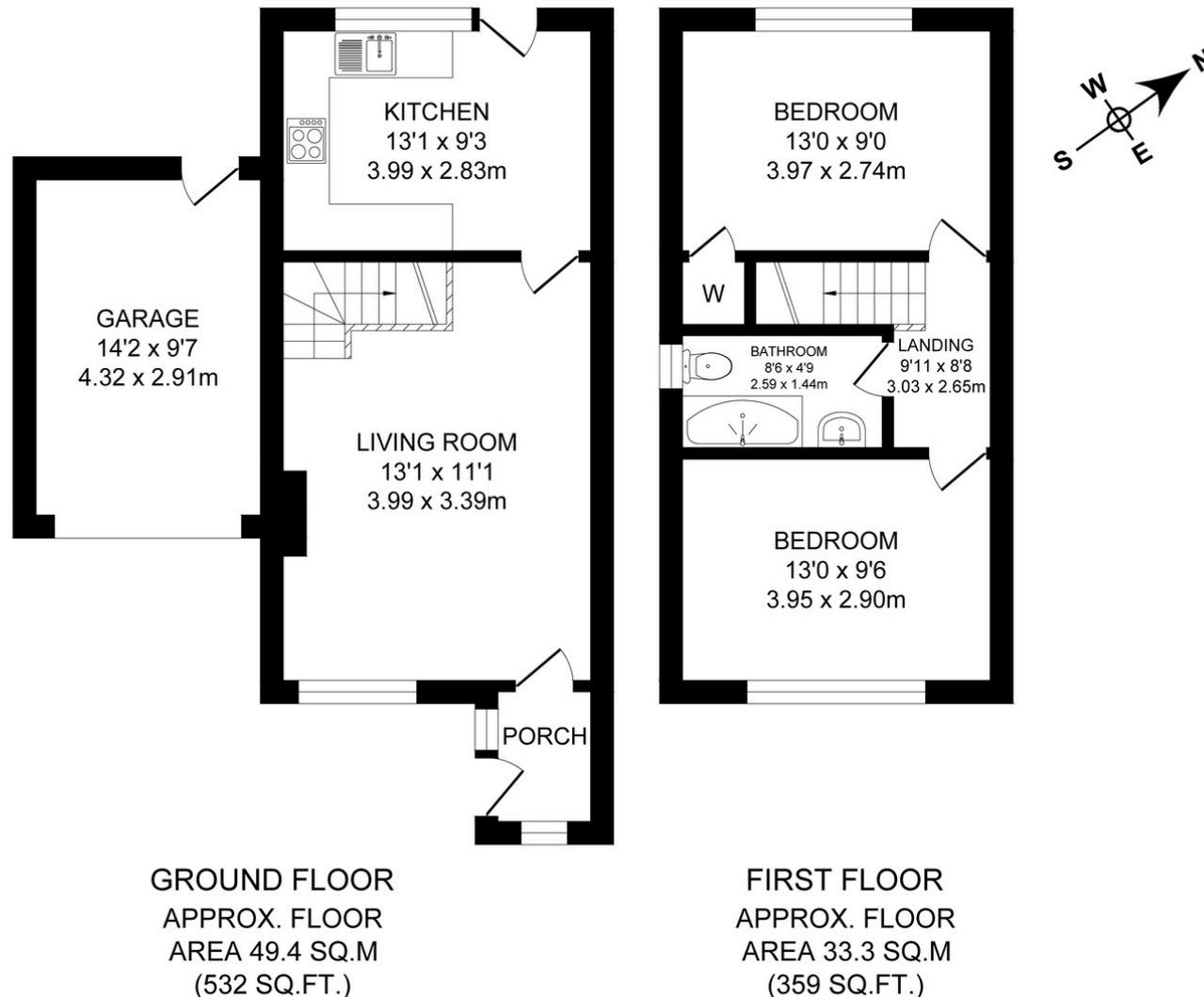
On your doorstep

In prime location, No.60 Dales Brow is within walking distance of the nearby local amenities in both Sharples and Bromley Cross.

With plenty of pubs and restaurants close by, dine on your choice of cuisine in comfort and convenience. Enjoy dinner out at Ciao Baby and Bakers in Egerton or sample the drinks at Retreat in Bromley Cross.

Commuters are perfectly placed, only a ten-minute drive to the M61 and within a short drive to Bromley Cross or Hall-ith-Wood train stations with their links to Manchester and beyond.

Families are in prime location for the well regarded local schools at The Oaks and High Lawn Primary Schools and Sharples or Thornleigh High Schools.



TOTAL APPROX. FLOOR AREA 82.8 SQ.M. (892 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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SHARPLES
BOLTON
BL1 6HU

NEWTON & CO

T: 01204 329975
E: INFO@NEWTONCO.CO.UK
WWW.NEWTONCO.CO.UK

