

The background is a light-colored, marbled surface with intricate, vein-like patterns in shades of grey and white. A large, white, stylized number '7' is positioned in the center, partially overlapping the text.

7
DAWSON
HOUSE
BROMLEY CROSS



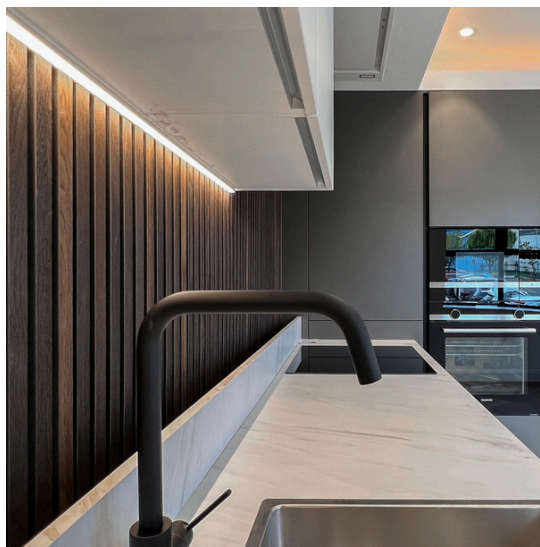
Looking for a 2-bedroom luxury modern apartment in a prestigious development in Bromley Cross?

Welcome to No. 7 Dawson House, a meticulously designed first-floor apartment situated in the secluded rear corner of the development off Chapeltown Road. This spacious two-bedroom residence embodies contemporary living at its best, boasting luxurious design and a practical layout.

Take advantage of the secure electric gated parking area in the car park, then proceed to either the front or rear glazed intercom entrance doors. Step inside and experience the essence of sophistication in the communal entrance hall, which sets the stage for the apartment's upscale appeal.

Upon entering the apartment, you'll find a hallway equipped with built-in storage, an intercom system, an electric radiator, and stylish timber herringbone flooring, enhancing the overall ambience of modern elegance.





Inside, the apartment boasts a generous open-plan living/dining area that seamlessly integrates with a well-appointed kitchen. Flooded with natural light through large double-glazed patio doors, the space leads to a private outdoor frameless glass balcony, creating a welcoming ambiance with recessed eye ball lighting, an electric radiator, and sophisticated timber herringbone flooring that runs through to the hallway.

The modern kitchen features high-quality fitted units in a striking combination of white and dark charcoal grey, complemented by marble-style worktops and a distinctive walnut timber slatted splashback. It is equipped with Siemens appliances, including a hob, oven, microwave, fridge freezer, and washing machine. Under-cabinet and recessed above-cabinet lighting provide ample illumination, enhancing the kitchen's sleek and functional design.





Both bedrooms are generously sized, with the master bedroom featuring an ensuite bathroom adorned with a pristine three-piece suite, including a shower cubicle, low flush toilet, vanity unit with wash hand basin, tiled flooring with underfloor heating, and eye ball lighting. The second double bedroom includes an electric radiator and ample room for various furnishings.







The contemporary family bathroom caters to both guests and residents, featuring a freestanding bath, low flush toilet, and a vanity unit with a stylish black cabinet and inset mirror above set within a recess shelf. Completing the modern look are a black towel rail and contemporary wall-mounted bath tap, controls, and shower head. The walls showcase striking marble-style herringbone tiles behind the bath, complemented by marble-style tiling throughout the walls and floor. Additional features include eye ball lighting, underfloor heating, and a towel radiator, ensuring comfort and elegance in this essential space.



Step outside to discover the beautifully landscaped, fenced and walled communal gardens of Dawson House, complemented by secure electric gated and allocated parking for added security and comfort. Pedestrian access is facilitated through a separate coded entrance, ensuring both safety and ease of movement, alongside convenient bike shelter facilities.

Venture out into picturesque Bromley Cross, a charming village celebrated for its strong community ethos and regular appearance in 'best places to live' rankings. This accolade is attributed to the area's outstanding schools, childcare options, affordability and low crime rates.

Strategically positioned, Dawson House offers easy access to all Bromley Cross amenities, including local shops, delightful walking routes and reliable transport links.

For commuters, Bromley Cross Railway Station is conveniently located just across the road, offering direct services to Manchester, Bolton town centre and Clitheroe. Nearby bus stops and excellent road connections provide further convenience, ensuring easy reach to Middlebrook Retail Park, cinemas, and various shops. The nearby M61 motorway offers swift links to Bolton and Manchester.

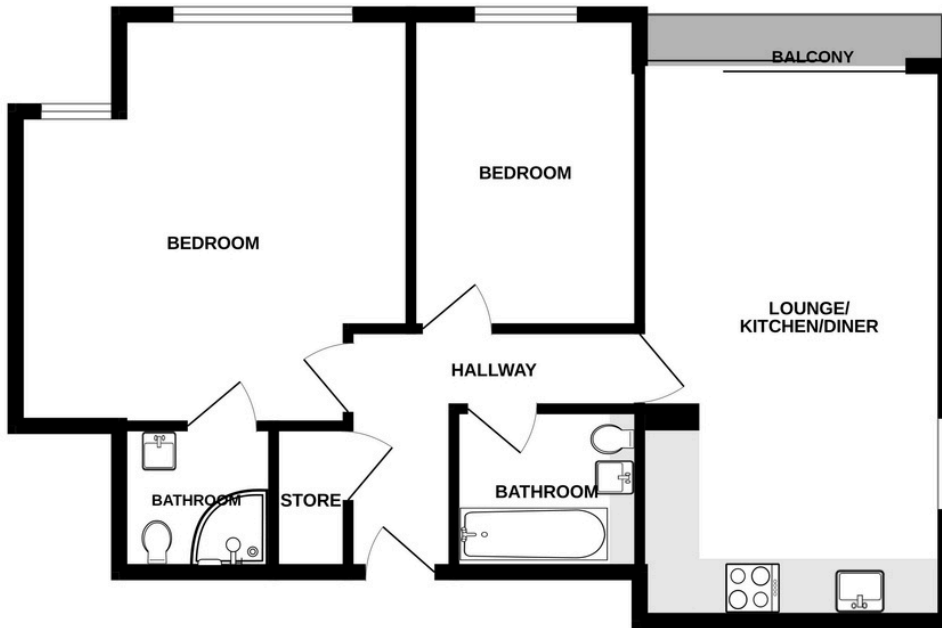
Within a short drive or walking distance, residents can access supermarkets such as Sainsbury's and Coop, as well as an array of independent shops, including a hairdresser, chemist and convenience store nestled in Bromley Cross.

Outdoor enthusiasts can indulge in family walks around The Jumbles reservoirs, followed by a relaxing drink or meal at the nearby Railway Pub, just a stone's throw away.

This first-floor apartment at Dawson House presents a unique opportunity to embrace luxurious living in Bromley Cross, seamlessly blending modern convenience with elegant design, ideal for discerning homeowners seeking the perfect balance of comfort and style.



FIRST FLOOR APARTMENT
60.2 sq.m. (648 sq.ft.) approx.



TOTAL FLOOR AREA: 60.2 sq.m. (648 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Features:

- High Spec First Floor Apartment
- Open Plan Kitchen/ Living/ Diner With Balcony To Rear
- High-Quality Kitchen With Integrated Siemens Appliances
- Two Double Bedrooms (One Ensuite)
- Secured Electric Gated Car Park With An Allocated Parking Space And Additional Designated Visitor Spaces
- Convenient Prime Location
- Close To Train Station
- EPC Rated: C
- Council Tax Band: C
- Tenure: Leasehold 998 years Left,
- Ground Rent: £Nil Per Annum
- Service Charge: at £150 Per Month
- No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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