



Little Moor Clough

Bolton, BL7 9XH

£395,000



Situated within a well-established location on a quiet cul-de-sac in Egerton, with an elevated position affording scenic views toward Winter Hill, this detached three bedroom bungalow is a generous family home with plenty of space inside and out. A quick overview of the house includes three double bedrooms, two bathrooms with an ensuite to the master, an open plan kitchen and dining room, lounge, multipurpose office and utility room, and a garage space. Externally is a large drive and good sized yet low maintenance garden to the rear.



The Living Space

Step inside and a central hallway welcomes you in... The heart of the home is a large and airy room – the open plan kitchen and dining room which is so substantial it has space for a small lounge area too!

The kitchen itself is found in great condition with contemporary in frame units which complement the wood worktop and neutral décor. The kitchen comes complete with a full range of integrated appliances including a five-plate gas hob with complementary extractor and stainless-steel splash back, double oven, fridge, freezer, dishwasher and sink with drainer and mixer tap. The dining aspect of this room benefits from French doors onto the garden which allow plenty of natural light in, the generous size means there's ample space for a dining table and lounge chairs.

Through to the lounge of equally spacious proportions and a contemporary fireplace is positioned in a traditional manner creating a homely vibe. Not dissimilar to the kitchen and dining areas this room is presented to fresh modern standards and has evidently been looked after.

Other Convenient Features

There is the benefit of a versatile space which the current owner uses as a home office, but there's also ample space for use as a utility area, with plumbing for the washer and dryer. This room also leads to the garage space which still provides enough room for storage of all your miscellaneous bits and bobs.

Bedrooms & Bathrooms

4 Little Moor Clough offers plentiful space for spacious family living with three double bedrooms where the master benefits from an ensuite with three piece shower suite. And the family bathroom features tiling to the floor and walls with a three piece bath suite with shower, WC and wash basin with integral storage.

The Outside Space

In addition to the large drive at the front, the property benefits from a substantial landscaped garden to the rear where lovely scenic views toward Winter Hill can be enjoyed. There's plenty of space for the whole family here, including a lawn for the kids, plus a flagged patio and several decking areas to enjoy relaxing in the sun with family and friends.

Egerton & Beyond

The elevated position of this property affords great scenic views while having the sought-after village of Egerton at the bottom of the road, while Bromley Cross is within just a few minutes' drive too. Both Egerton and Bromley Cross have a selection of pubs, restaurants and shops, and there's a variety of good schooling in the area too.

Being on the outskirts of Bolton, Egerton is surrounded by beautiful scenery, making it an ideal location for the lovers of countryside and outdoors. Whether you enjoy walking, running, cycling, or sailing, you have easy access to it all.

For those that commute, the A666 provides an easy route to the motorway network, and Bromley Cross Train Station, about a 5 minutes' drive, provides direct access to central Manchester.

Services & Specifics

- The property is freehold.
- The tax band is D.
- The loft is boarded with a pull down ladder.
- The property is alarmed.
- There is a Viessman combi boiler located in the loft, last serviced this year (2023).

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.

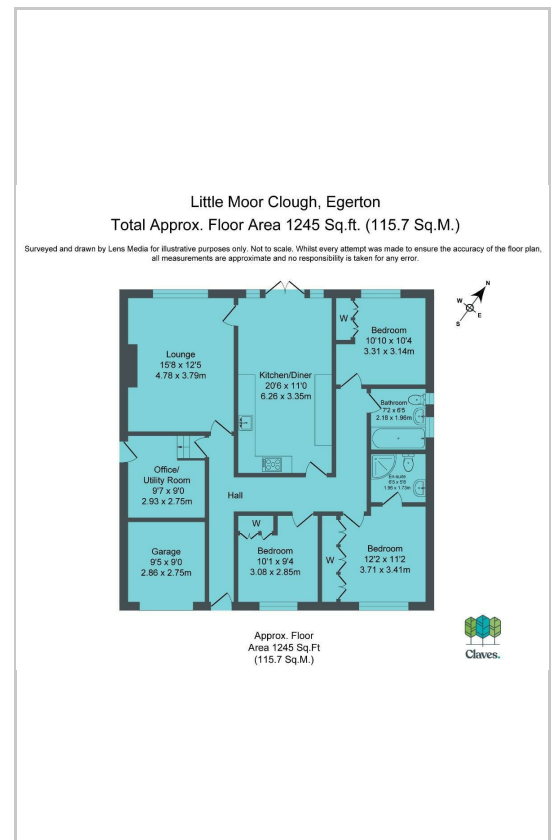
Claves.

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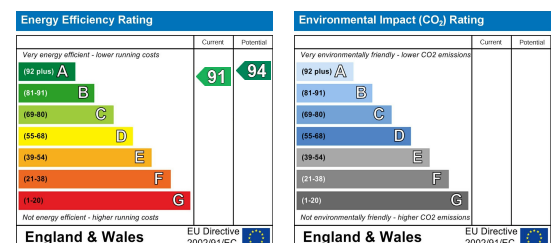
Area Map



Floor Plans



Energy Efficiency Graph



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