



Higher Shady Lane

Bolton, BL7 9AQ

Offers around £525,000



Occupying a large and desirable position in a well-established corner of Bromley Cross, where Jumbles Country Park is on your doorstep, this attractive four-bedroom house with adjoining one-bedroom annex provides a substantial family home and is ideally suited to those looking for somewhere with plenty of space, perfect if you wish to have a relative live close without sharing the same house. The interiors of the house are presented in excellent condition, with a stylish contemporary finish throughout. Externally there's ample parking via two driveways, in addition to a generous garden to the rear.

A brief summary of the main house includes a large lounge, open plan living area comprising kitchen, dining and lounge area, utility room, a spacious hallway with storage closet and downstairs WC, and upstairs are four well-proportioned bedrooms, with a balcony, walk-in-wardrobe, and en-suite to the master, in addition to the family bathroom. The annex comprises a lounge, kitchen-diner, sun/garden room, and a double bedroom with en-suite. Curious? Let's take a closer look...



The Living Space

Owing to a recent refurbishment, the living spaces here are all finished to fresh, modern standards, with spacious proportions and a real homely feel. A central entrance hall welcomes you into the home and gives you the first glimpse of the tasteful, neutral interiors, where oak and glass double doors invite you into the large lounge...

The large lounge is a beautiful, bright, and airy room with a big bay window at the front and glass sliding doors to the rear, allowing natural light to pour in from all directions. The oak style flooring and matt grey modern radiators add a subtle contrast to the fresh white walls, and the footprint is fantastic too, boasting approximately 29 sq m, providing an abundance of space for family life.

Back into the hall and the open plan living area is situated to the rear and down the right hand side of the house, again benefitting from a generous size making it highly practical for the demands of busy family life....

The kitchen benefits from a modern design, with gloss cashmere cabinetry that complements the wood effect worktop and mosaic tiled splashbacks. A range of integrated appliances here include a Neff double oven, four plate hob with extractor hood, dishwasher, a matt dark Carron Phoenix sink with drainer and chrome swan neck mixer tap, and full length fridge, plus plenty of cupboard space for storage. Further storage is available in the adjacent utility, in addition to an extra sink and tap, and allocated spaces and plumbing for the washer, dryer, and an additional fridge and freezer if desired.

The central island in the kitchen makes it a real social hub, perfect for the practicalities of everyday life as well as entertaining family and friends. And the open plan nature of this part of the home provides a space where cooking, dining, and socialising blend together seamlessly. There's plenty of room for a dining table, as well as a small lounge area too!

Before we head upstairs, other practical features downstairs are the WC situated by the front door, and a handy closet in the hall where you can keep shoes and coats tidy and out the way.

The Bedrooms & Bathroom

A large landing connects the four bedrooms and family bathroom, as well as providing access to another handy storage closet.

Like the living spaces downstairs, the bedrooms and bathrooms are all presented in excellent condition to contemporary standards. The master features glass sliding doors onto a balcony which overlooks the secluded garden, a walk-in wardrobe, and a spacious en-suite with dual aspect modern tiling to the walls, a walk-in shower, WC, his and hers vanity basins with integral storage and a mirrored wall mounted bathroom cabinet.

Two of the other three bedrooms are great sized doubles, one with fitted wardrobes, and the fourth bedroom is a large single, or it would alternatively be perfect for use as a home office like the current owners have it.

And its no surprise the family bathroom is finished to a lovely modern standard too, with part tiled grey feature walls that complement the wood effect floor, and a white three piece suite comprising bath with shower, vanity basin and WC.

The Outside Space

In addition to the front lawn and two driveways, the property has a large back garden bordered by mature trees that add privacy. The garden features several lawn areas and patios, and a 10' x 8' garden shed to give further storage.

The Annex

The adjoining annex makes this property perfect for those who are looking to have a relative live close. The annex is fully self-contained with its own heating system and is banded separate to the main house with respect to council tax. The side door welcomes you into the kitchen-diner which is a good size, while offering potential for cosmetic upgrades. The lounge within the annex is situated at the back and benefits from views onto the greenery of the garden, as does the sun/garden room which has glass double doors opening to the rear patio. And the bedroom is a substantial double, with integrated storage and a wet-room style en-suite, with three piece suite including shower with tiled surrounds, wash basin and WC.

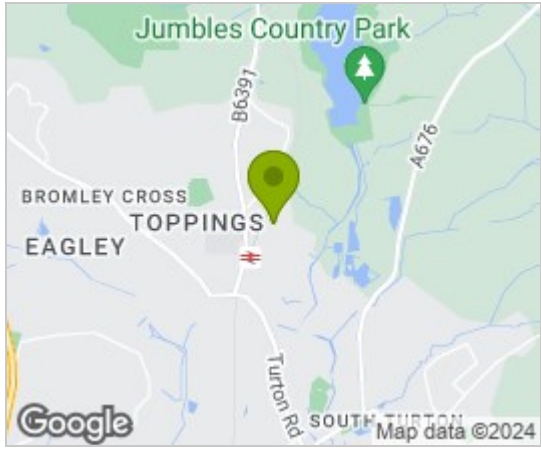
The Location

One of the best things about this generous property is the location. With great schools, Jumbles Country Park, Bromley Cross Train Station, and Bromley Cross Village amenities all within walking distance, you won't find a location much more convenient than this! All while enjoying the peace and quiet of a cul-de-sac location. Bromley Cross has a good selection of pubs, cafes, restaurants, and independent shops, as do the neighbouring areas of Egerton, Edgworth, Harwood and Bradshaw.

The Specifics

Council tax: the house is band D, the annex is band A.
 The tenure is leasehold, and the vendor has advised they do not pay ground rent.
 The length of the leasehold is 900 years from 6th September 1972, hence 848 years remain.
 The house and annex are run on two separate heating systems. The boiler in the house is a Worcester with a pressurised hot water tank system, and the boiler in the annex is located in the kitchen.

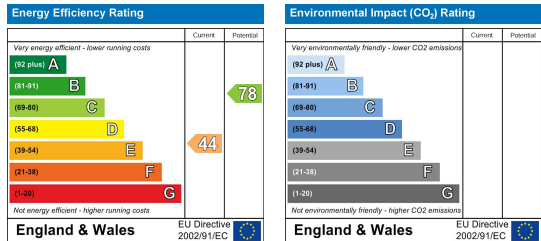
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
 t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk