

Claves.



Delph Brook Way

Bolton, BL7 9UB

Offers over £450,000



Offered with no chain and occupying a large plot within the sought-after location of Delph Brook Way in Egerton, this stylish, detached, four-bedroom property has an upside-down configuration and has recently undergone a contemporary refurbishment throughout. Interiors are presented in excellent condition and it's quiet, yet well connected location makes it an ideal family home with amenities and schooling nearby. A brief overview of the accommodation includes an integral porch and entrance hall, four well-proportioned bedrooms, two bathrooms, and a large open plan living space with kitchen, dining area, and lounge.



Living Space

The home welcomes you into an integral porch and hall which further leads to the large open plan living space on the upper floor. The kitchen is situated to the front of the house with a sleek gloss white and grey design, featuring an island with bar seating, in addition to a breakfast bar, both of which make it a great social space for family life. Integrated appliances within the kitchen include a five-plate induction hob and granite sink with feature tap, double oven and microwave, fridge-freezer, washer, dryer, and dishwasher.

To the back of the house on the upper floor, the open plan living design gives heaps of space for the dining area and lounge, where the fresh, bright and airy feel continues. The open plan area gives flexibility to how the space is used and gives lots of room for spacious family life.

Bedrooms & Bathrooms

All bedrooms and bathrooms are finished to stylish modern standards and are well presented. Three of the four bedrooms are found on the lower floor, where the master and second bedroom feature fitted wardrobes. The bathroom on the lower floor features modern grey tiling to the floor and walls and a three-piece suite comprising walk-in shower, vanity basin with integral storage and WC.

On the upper floor situated off the hall is another good-sized double bedroom which offers flexibility in use. Of course it's perfectly suitable for use as a generous fourth bedroom, or would alternatively make for a handy home office or snug. The main bathroom on the upper floor is finished to fresh modern standards with white marble-effect tiling to the floor and walls, and a complementary three-piece suite comprising bath with shower, vanity basin and WC.

Outside Space

There's ample space for off-road parking on the spacious drive to the front, and the front lawn adds to the attractive kerb appeal. To the rear of the property is a large garden split over two levels, providing a great amount of outside space for the whole family. Immediately outside the house the garden is landscaped to contemporary standards with two substantial patio areas and an artificial lawn for the kids to play. The garden extends much further than this down some steps to a lower level which offers excellent potential for relandscaping, or perhaps a good spot for the erection of a garden office or studio!

Location

Delph Brook Way is a well-established, quiet location with countryside on your doorstep while having a great selection of amenities nearby. It is situated just off Blackburn Road in Egerton, with the A666 providing easy access to the national motorway network, and Bromley Cross train station is within a five-minute drive of the property, allowing direct routes into Manchester and beyond.

A variety of good schooling is also in close proximity to the property, as well as a handy selection of village amenities in Egerton and Bromley Cross, from mini supermarkets and independent shops to pubs, cafes, and restaurants. Egerton lies on the edge of the West Pennine Moors too, meaning there's plenty to do for the lovers of the outdoors.

Specifics

The tax band is D.

The tenure is leasehold with a ground rent of £15 per annum.

The length of the lease is 999 years from 1st February 1967.

There is gas central heating with a combi boiler located in the loft.

The loft is boarded.

The house is alarmed.

We are advised the property had a new central heating system and was rewired approx 5 years ago.

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.

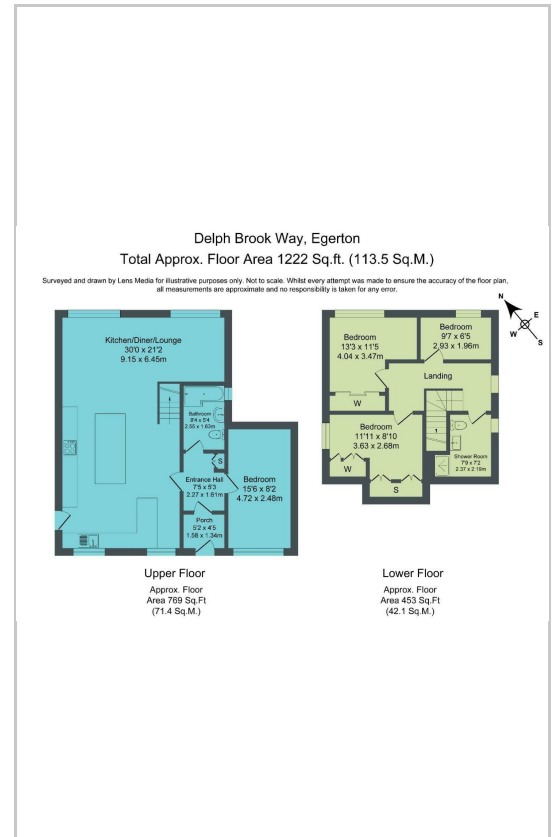
Claves.

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

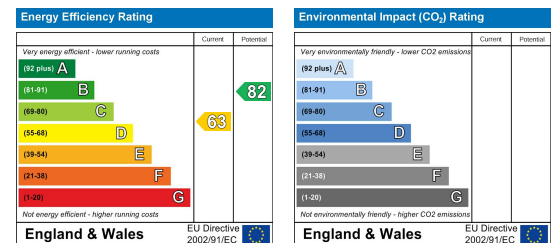
Area Map



Floor Plans



Energy Efficiency Graph



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