



## Hospital Road

Bromley Cross, BL7 9LP

£265,000



Occupying an attractive plot in the well-established and sought-after location of Hospital Road in Bromley Cross, this two-bedroom link-detached bungalow is presented in pristine condition throughout. The interiors are a testament to the love and care received by its current owner. It's a perfect property for those looking to downsize.

A brief overview of the accommodation includes an entrance vestibule, lounge, sunroom, conservatory, kitchen-diner, two bedrooms, shower room, an integral garage, and a large loft room which is fully boarded with a carpet and Velux window.



## Living Space

The entrance vestibule welcomes you into the kitchen which is the first of many bright and airy rooms in excellent condition, featuring integrated appliances including an oven, four plate hob and extractor, and traditional white sink with drainer and a chrome swan neck mixer tap. There's also allocated spots and plumbing for the washer and dryer, and a space for a fridge-freezer too.

The lounge is also situated at the front of the property with fresh white walls and an immaculate carpet adding to the bright and airy feel.

The rear of the home is bathed in sunlight owing to its south facing orientation. The natural light streams in through the conservatory and into the sunroom, which together make such a lovely bright space. Like the rest of the house, both these rooms are pristine, with the conservatory benefiting from a modern glass roof.

## Bedrooms & Bathroom

Both bedrooms enjoy an outlook onto the back garden, and due to being at the rear they also benefit from plenty of natural light. The master is evidently the larger of the two and is a good-sized double, but the second bedroom is also a good size with ample room for a double bed. Both bedrooms also include fitted wardrobes.

For those with the appetite to do so, there's great potential to add an en-suite off the master bedroom, due to its position next to the large integral garage which has plenty of space to take from.

The shower room looks like new because it has been so well cared for! There is neutral tiling to the floor and walls, and a three-piece suite including walk-in corner shower, wash basin and WC.

## Outside Space

The property is garden-fronted with mature borders and a lawn, which gives it a traditional and attractive kerb appeal. To the right of the lawn is the drive which provides access to the integral garage.

At the back of the property is a well-maintained south-facing garden, with a lovely mixture of green space and patio where you can sit and enjoy the summer sun. The garden comprises a small lawn and beds, with the added benefit of a well-kept garden shed.

## Location

Situated on Hospital Road this location benefits from a quiet location on the doorstep of beautiful countryside while having the convenience of amenities just a short stroll or drive into Bromley Cross.

Jumbles Country Park and Turton Golf Club are both within walking distance, and there's plenty of places to eat and drink within close proximity, both in Bromley Cross as well as neighbouring Egerton, Edgworth and Harwood/Bradshaw.

Bromley Cross train station is just a minute or two in the car, providing direct routes into Manchester and beyond. And the national motorway network is easily accessible via the A666.

## Specifics

The tax band is C.

The tenure is leasehold with a ground rent of £18 per annum.

The length of the leasehold is 999 years from 29th September 1967 - 942 years remain as of 2024.

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

The boiler was installed in November 2020 and has been serviced annually.

The loft is boarded and carpeted, with a Velux window and a pull-down ladder installed - access is via the garage.

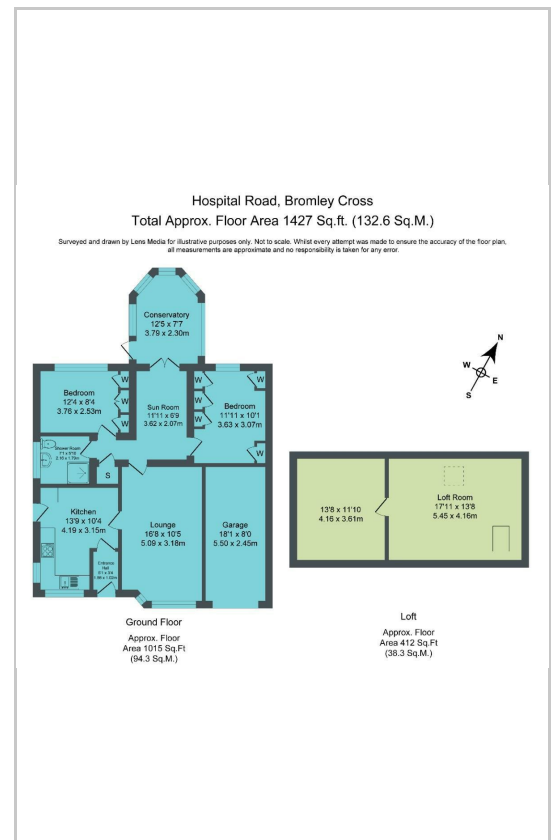
The house is alarmed.

The energy efficiency rating is 71 which is considered good.

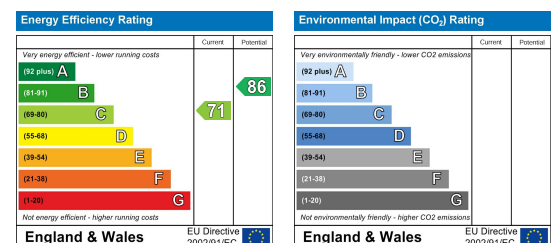
## Area Map



## 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 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