



Dunscar Fold

Bolton, BL7 9RX

Offers over £449,950



Tucked away on a deceptively large, leafy green plot, in walking distance to the amenities of Egerton and Bromley Cross, this detached and extended bungalow offers a secluded and peaceful place to call home without compromising on accessibility and convenience.

The interiors are presented in excellent condition throughout, and the generous plot is situated at the end of a quiet lane off Darwen Road, including a spacious drive, large, detached garage, and a well-presented, highly private garden.

A brief overview of the accommodation includes a spacious kitchen-diner with vaulted ceiling, lounge, office/study, three good sized bedrooms with an en-suite in the master, and a family bathroom.



Living Space

The living space is bright and airy throughout owing to the variety of windows, glass patio doors and the Velux windows within the vaulted ceiling in the kitchen-diner. It's no doubt a lovely house to enjoy in the summer months with the patio doors open onto the garden. And internally the kitchen is presented to contemporary standards with a range of integrated appliances, including a Siemens oven and microwave, Neff hob, Baumatic extractor hood, Bosch dishwasher and sink with two taps, plus allocated spaces with plumbing for the washer and dryer.

The living space is unique in its layout, with a partial open plan aspect flowing through to the lounge from either side of the kitchen-diner, allowing you to benefit from the modern convenience of open plan while still having separate spaces! The lounge enjoys green views onto the back garden and in the centre of the room is a chimney breast with contemporary fireplace and gas fire.

Situated off the lounge is a versatile room which the current owner uses as a substantial home office. Alternatively it would make for a handy guest bedroom or snug, or perhaps a playroom for the kids?

Bedrooms & Bathrooms

The main bathroom is in excellent condition and finished to modern standards with stylish tiling to the floor and walls. It's also a great size with ample floor space and a four-piece suite featuring a freestanding bath, walk-in shower, WC, and wash basin.

The master bedroom looks over the lush green back garden and comes complete with a range of fitted furniture and three-piece en-suite including a shower, wash basin with integral storage unit and WC. A comprehensive set of fitted wardrobes and shelving is also within the second bedroom which is another good-sized double, and the third bedroom is also well proportioned for family life.

Outside Space

Due to the house being in a private, tucked away spot, you wouldn't ever know the generous size of the plot without being invited to take a look! To the front of the property a spacious driveway benefits from two entrances and is large enough to fit several cars, and the mature conifers and shrub bed adds to the privacy. Also situated at the front is a large garage which has two garage doors on different sides which makes it super practical.

To the rear is a well-kept garden which is extremely private and offers a tranquil setting to enjoy with family and friends, including a patio for outdoor dining, plenty of potential for those with 'green fingers', and a spacious lawn for the kids to play.

Location

The location here is very unique! You have the bustling villages of both Egerton and Bromley Cross within walking distance, providing a selection of amenities from cafes, pubs and restaurants to schools, independent shops, bakeries and the like, while still being able to enjoy the peace and quiet that comes with this highly private, secluded and leafy green spot! The A666 gives easy road access to the national motorway network and other amenities in Bolton, and Bromley Cross train station is within a two-minute drive which has a direct line into Manchester.

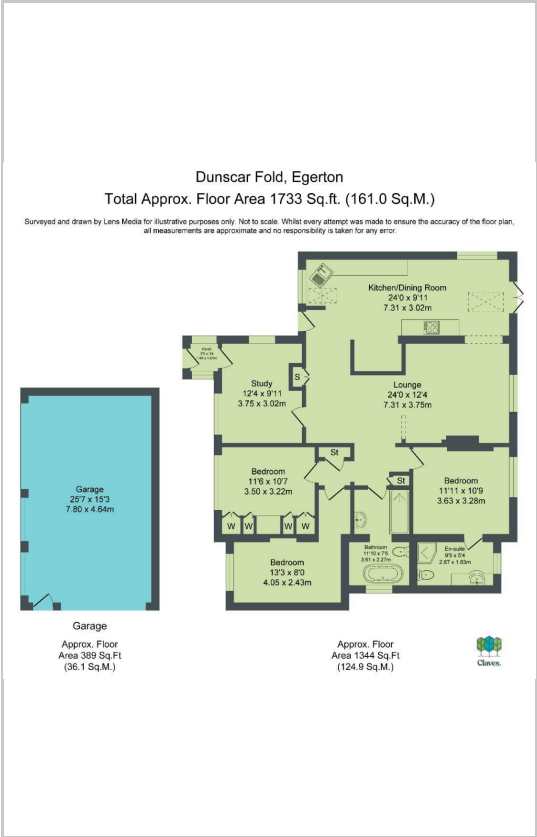
Specifics

- The tax band is D.
- The tenure is Freehold.
- There is gas central heating with a Worcester combi boiler.
- The house and garage are alarmed and have CCTV and security lighting.
- The loft is boarded.

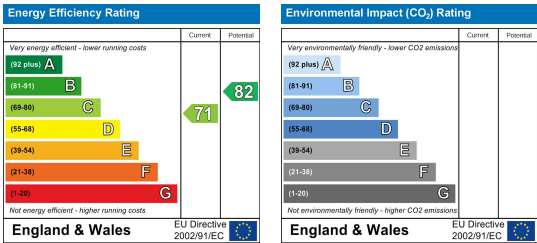
Area Map



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.

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