



## Kiln Brow

Bolton, BL7 9NR

**Offers around £330,000**



No chain! Nestled into one of Bromley Cross' most established developments, this detached three-bedroom dormer bungalow provides a spacious plot and is particularly ideal if you want a property that you can make your own through modernisation. The well-proportioned plot features a large drive with garage, front lawn, and south-facing back garden, while internally the house briefly comprises a large lounge, kitchen, dining room, three double bedrooms and a family bathroom.





Living Space

A vestibule and central hallway welcome you into the home with the dining room located to the left and the kitchen to the right, both situated at the front. Through to the rear of the property is the lounge which gives a generous amount of living space and features French doors with window surrounds overlooking the back garden. Whether you would like to reconfigure the spaces or simply modernise, there's heaps of potential with the living rooms on offer here.

Bedrooms & Bathrooms

The master bedroom and family bathroom are both situated on the ground floor which make it particularly ideal for those who want to live on one level. The bathroom is fitted as a wet room with contemporary tiled walls and a three-piece shower suite. Upstairs the second and third bedrooms are also good sized doubles, and the loft space is accessible via a door from on the landing, which offers plenty of space for internal storage.

Outside Space

As well as the large drive and front lawn which adds to the attractive kerb appeal, the property boasts a great garden to the rear too which gets the sun all day long due to its south facing orientation.

Location

Located in one of Bolton's most sought-after areas, Kiln Brow is situated just off Chapeltown Road in Bromley Cross. It is no surprise this location is so sought after, positioned on a well-established development near central Bromley Cross and Edgworth, benefitting from being in walking distance to a choice of local schooling, transport links and a variety of shops and all the amenities you'd ever need.

For those who enjoy the outdoors, this property is on the fringe of the West Pennine Moors and close to stunning countryside, including Jumbles Country Park. This location is ideal for scenic walks and a variety of outdoor pursuits, plus nice country pubs, cafes and eateries to refuel after your countryside strolls. Turton Golf Club is also nearby, and is accessible within just a minute or two in the car!

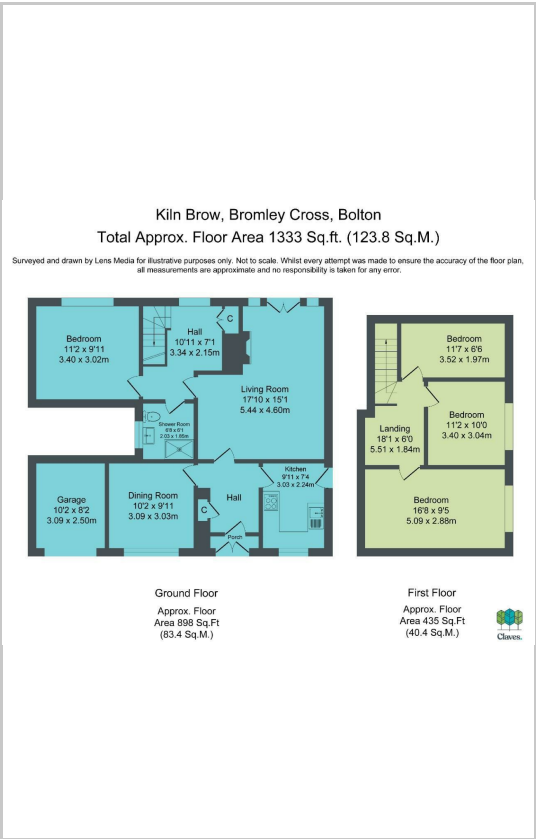
Specifics

The tax band is E.  
The tenure is leasehold with a ground rent of £ £15.0s.0d per annum.  
The length of the lease is 999 years from 1st October 1968.  
There is gas central heating with Worcester combi boiler located in the loft space.

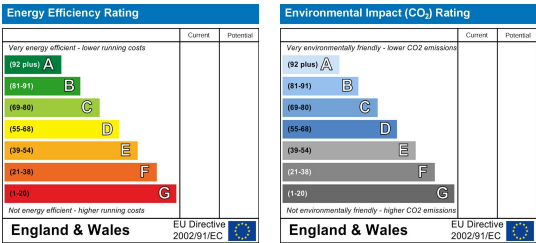
Area Map



Floor Plans



Energy Efficiency Graph



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