



## Horseshoe Lane

Bolton, BL7 9RR

**Offers over £375,000**



In an elevated position on one of Bromley Cross' most desirable residential streets, this impressive, modernised split-level detached home offers contemporary living with south-facing panoramic views, generous outdoor space, and accommodation suited to modern family life or quality downsizing.

A brief overview of accommodation includes an entrance hall, open plan kitchen and living room, three bedrooms, two en-suites, family bathroom, and an integral garage. Externally the plot features a large private paved drive to the front, and low-maintenance tiered terraces/gardens to the rear.



Living Space

The heart of the home is the stunning open-plan living, dining and kitchen area, designed to make the most of its outlook. An abundance of glazing floods the space with natural light, while sliding doors open directly onto a large balcony-style garden with artificial lawn. Its current configuration is a large lounge area adjacent to a five-seater breakfast bar. It's an ideal setting for entertaining, relaxing, or simply enjoying the view throughout the seasons.

Finished to an excellent contemporary standard throughout, the kitchen features sleek units, integrated appliances, and a sociable breakfast bar, creating a space that works just as well for everyday living as it does for hosting. Integrated appliances include two Neff ovens with warming drawers, a five-zone Neff induction hob with a ceiling-concealed extractor, and a sink with drainer and modern chrome tap, complemented by generous storage with pull-out larder units and integrated shelving, along with ample floor space for a large freestanding American-style fridge freezer.

Bedrooms & Bathrooms

The property offers three well-proportioned bedrooms, two of which benefit from en-suite shower rooms, providing flexibility for families with older children or guests. The master is also fitted with a comprehensive range of contemporary wardrobes, and its en-suite is particularly generous, with fully tiled modern walls and flooring, an plenty of integrated storage. A stylish family bathroom completes the accommodation, which is in pristine condition and fully tiled to modern standards, featuring a bath, basin and WC.

The two en-suite bedrooms benefit from glass patio doors opening onto the rear garden, affording a fresh, bright and airy feel. The third bedroom also has an external access door, and would alternatively be suitable for use as a home office or additional TV room.

Outside Space

Externally, the home continues to impress. A large block-paved driveway provides ample off-road parking and leads to an integral garage, while the tiered, low maintenance rear garden with shed and greenhouse adds practicality, and multiple outdoor seating areas make the most of the elevated setting and south-facing, far-reaching views.

Location

Horseshoe Lane is a well-established and popular residential setting, and it's no surprise that it's sought after by so many... Everything you need is on your doorstep within the village community of Bromley Cross, and Egerton nearby too. From the selection of cafes, pubs, restaurants and shops, to a range of good schools, leisure facilities and other handy amenities.

The property is also close to beautiful countryside, with easy access to the West Pennine trails for walking, running, and cycling. With Bromley Cross Train Station being just a few minutes in the car or a 5 to 10 minute walk, and the A666 offering direct access to the motorway network, this property is well connected too.

Key Details

- Tax band: C
- Tenure: Freehold
- Heating: Gas central heating with boiler and radiators
- Boiler: Vaillant combi, located in the garage
- Water: On a meter
- Security: The house is alarmed
- Loft: No loft as such, instead there are two large roof storage compartments accessible from the open plan living area

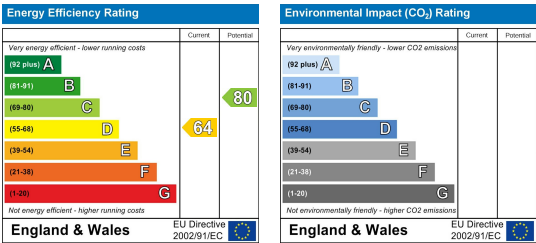
Area Map



Floor Plans



Energy Efficiency Graph



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