

Claves.



Thornham Drive

Bolton, BL1 7RG

Offers around £230,000



No chain! Situated in a quiet yet highly convenient location in Sharples, within a tucked away cul de sac, this extended three-bedroom semi-detached property is an excellent choice for first time buyers, growing families, and may also be suitable for those looking to downsize. It is particularly suitable if you are seeking a home that offers scope to add your own touch through modernisation.

A summary of the accommodation includes an entrance hall, a front lounge, a kitchen and breakfast area, and a living/dining room, living and family room to the rear. Upstairs, there are three bedrooms well-proportioned for family life, along with a family bathroom. In addition to the house, the property is complete with a detached garage and a summer house situated at the end of the substantial rear garden. The property also benefits from being garden fronted, which enhances its kerb appeal, and there is a long tandem drive providing off road parking for multiple vehicles.



Living Space

As you enter the property, the entrance hall offers a welcoming, traditional feel and provides useful space for storing shoes and coats, along with under stairs storage.

To the left of the hall is the front lounge, which is grounded by oak style laminate flooring and a stone fireplace, adding to the homely feel. There is plenty of natural light from the large front window, further enhanced by light flowing through from the rear via the glass panelled double doors leading into the breakfast area next to the kitchen.

Accessible from both the breakfast area and the entrance hall is the integrated kitchen, which includes a four-ring gas hob with concealed extractor, a double oven, sink with drainer and mixer tap, and allocated spaces for a freestanding washing machine and fridge.

To the rear of the property is the extended part of the home, comprising a large room suitable for use as both a living room and dining area. Overlooking the garden, it is filled with natural light, featuring windows on all sides and a skylight within the spotlight ceiling. This is a very bright and airy space, adding versatility and flexibility for family life, while also providing easy access to the garden to enjoy that desirable indoor-outdoor lifestyle on warm summer days.

Bedrooms & Bathrooms

Upstairs, each of the three bedrooms is complete with a comprehensive range of fitted furniture, and all bedrooms offer scope for cosmetic upgrades if desired. Within the family bathroom is a three-piece suite including a bath with shower over, wash basin, and WC.

Outside Space

In addition to the long tandem drive and front lawn, the property enjoys a substantial rear garden comprising two patios, mature borders and a spacious lawn, together providing ample space for everyone to enjoy. The children can play safely in the garden while adults enjoy summer socialising on the patios.

The detached garage adds further practicality to meet the demands of modern life, offering space for a small car or generous external storage.

Location

Located on a cul de sac on Thornham Drive in Sharples, this position offers superb convenience, with the retail area of Astley Bridge just moments away by car, while also enjoying a variety of green outdoor spaces nearby, including Egley Brook Nature Reserve and easy access to the West Pennine Moors through Egerton and Belmont.

The nearby villages of Egerton and Bromley Cross provide a selection of cafés and independent shops, while the retail area of Astley Bridge offers a range of large supermarkets and other conveniences.

This is a fantastic location for family life, with several primary schools within walking distance, as well as several secondary schools also close by.

Motorway access is easy for commuters via the A666, and there are two nearby train stations, Bromley Cross Station and Hall i' th' Wood Station, both providing access to central Bolton, Manchester city centre, and beyond.

Key Details

Tax band: C

Tenure: Leasehold

Ground rent: £26 per annum

Lease term: 999 years from 1975

Heating: Gas boiler and radiators

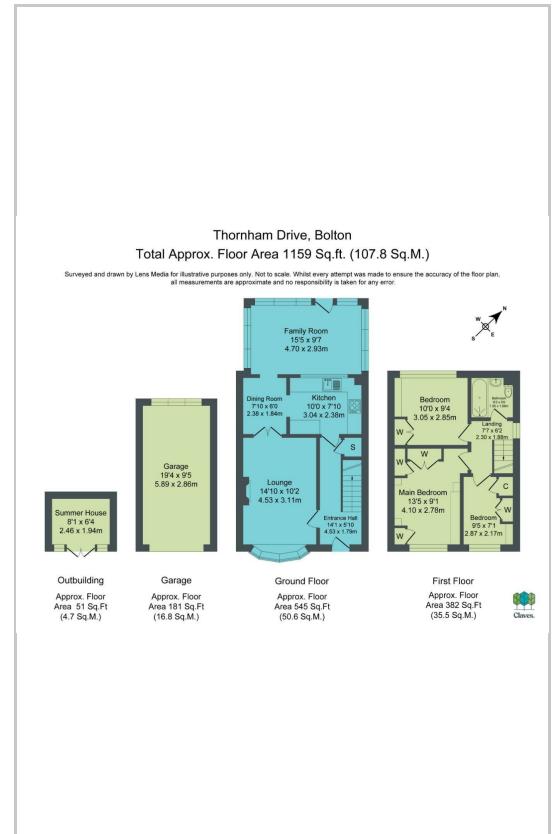
Boiler: Combi, located in the kitchen

Water: On a meter

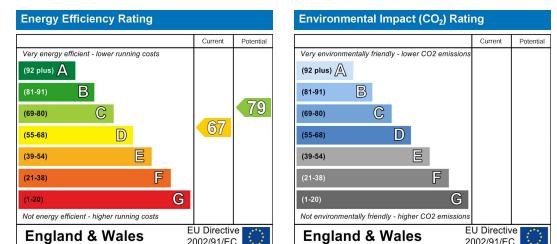
Area Map



Floor Plans



Energy Efficiency Graph



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