



- Stunning Detached Bungalow
- Highly Desirable Position Of Egerton
- Spacious Lounge
- High-Spec Modern Kitchen
- Orangery/Dining Room
- Three Bedrooms
- Recently Fitted Modern 3-Piece Wet Room
- Landscaped Gardens - Large Plot
- Viewing Highly Recommended

1 Little Moor Clough, Egerton, Bolton, BL7 9XH

Welcome to 1 Little Moor Clough... Welcome to this beautifully presented three-bedroom, true bungalow nestled in a wonderfully quiet cul-de-sac in Egerton. This charming home offers the convenience of single-level living combined with modern comforts and stylish finishes. Landscaped gardens surround the property, and a large driveway accommodates parking for family and friends. With its prime location in a quiet cul-de-sac, this true bungalow provides a serene retreat away from the hustle and bustle of everyday life. Experience the convenience of single-level living combined with modern amenities, making this property the perfect place to call home.

A Closer Look...

As you step into the welcoming entrance hallway, Karndean flooring guides you through the space, offering both practicality and style. A designated area provides room for a storage bench, enhancing organization and functionality right from the start.

Adjacent to the hallway lies the fantastic newly fitted kitchen, a hub of culinary creativity and efficiency. Gloss taupe base and wall units exude modern elegance, while integrated Neff appliances, including a fridge-freezer, dishwasher, 'Slide and Hide' oven with warming drawer, combi-microwave, and induction hob, cater to all your cooking needs. A remote-controlled extractor hood ensures optimal ventilation, while larder units and pull-out recycling bins provide ample storage and convenience, making meal preparation and clean-up effortless even in the busiest of family households.

Next door, the spacious lounge awaits, tastefully decorated to create an inviting atmosphere. Double patio doors lead seamlessly to the orangery, a bright and airy space characterized by bamboo flooring and a solid pitched roof. Glazed patio doors provide easy access to the garden, inviting the outdoors in and allowing you to enjoy the summer breeze and natural light during warmer months.

Bed and Bath...

The master bedroom, positioned at the front of the property, offers a peaceful retreat with a bay window overlooking the front garden. Fitted furniture, including wardrobes and a dressing table, enhances the functionality and organization of the space, providing ample storage for your belongings and adding to the room's charm and convenience.

Bedroom two also enjoys the benefits of a bay window at the front of the home, infusing the room with natural light and creating a bright and inviting atmosphere. Laminate flooring adds a touch of modernity, while fitted furniture contributes to the room's practicality and aesthetic appeal, ensuring comfort and convenience for occupants.

In the converted garage, the third bedroom boasts generous proportions, offering a spacious double size that accommodates various living arrangements. Dual aspect windows at the front and rear flood the room with natural light, creating a pleasant ambiance throughout the day. This versatile space features sleek storage units built-in, providing functionality and style while accommodating your washing machine and

tumble dryer, making laundry tasks convenient and efficient.

Back along the hallway, the bathroom has been recently renovated into a sophisticated wet room. A large walk-in shower takes centre stage, boasting both rainfall and handheld showerheads for a customizable and indulgent bathing experience. The controls are thoughtfully offset, allowing you to conveniently turn on the shower before stepping in. A large vanity basin with ample storage space and LED lighting adds functionality and style to the bathroom, providing a sleek and practical solution for your grooming essentials, while a high-spec mirrored cabinet offers additional storage. Completing the ensemble, a W.C. with concealed cistern offers a streamlined and contemporary look, and a grey heated towel rail contributes to the overall modern aesthetic of the bathroom. With its thoughtful design and high-end finishes, the renovated bathroom embodies contemporary luxury and practicality, providing a serene and stylish retreat where you can unwind and rejuvenate after a long day.

Outdoor Oasis...

Stepping out of the patio doors, you'll find a beautifully landscaped south-facing garden to enjoy all year round. An Indian stone patio sits just outside the orangery, perfect for enjoying a morning coffee. A manicured lawn sits as a focal point, surrounded by raised flowerbeds, and a large decking area sits to the side ready for you to set up your furniture and enjoy family meals al-fresco. Beyond the garden are mature trees, setting the perfect scene for tranquillity in your outdoor oasis.

To the front of the property is a large block-paved driveway and a beautiful tiered front garden with mature planting.

The Location...

Little Moor Clough is a small cul-de-sac based on a highly desirable residential estate in Egerton, an extremely popular location and it's easy to see why! With stunning countryside and fabulous walks, in addition to all of the activities in the village. Egerton Park can be accessed from a footpath directly opposite the house. In the centre of Egerton there is an array of activities, with Egerton and Walmsley Primary Schools close by. The village even has its own Cricket green as well as pubs, restaurants, shops and Bromley Cross Rail Station within walking distance. All of this makes Egerton, quite deservedly, in such high demand.

£350,000

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454 Darwen Road, Bromley Cross, Bolton, BL7 9DX

Front Elevation



Entrance Hallway



Lounge





Orangery



Kitchen

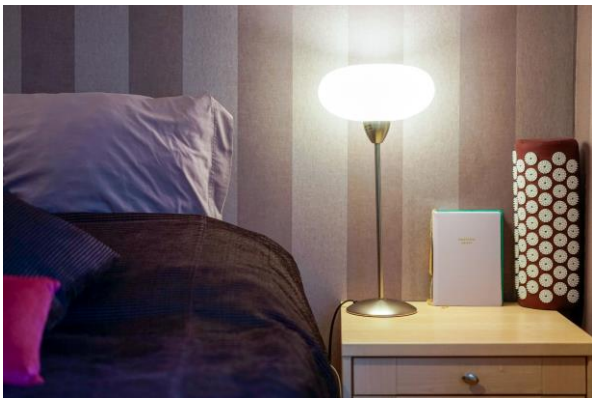


Kitchen Additional Pictures





Master Bedroom



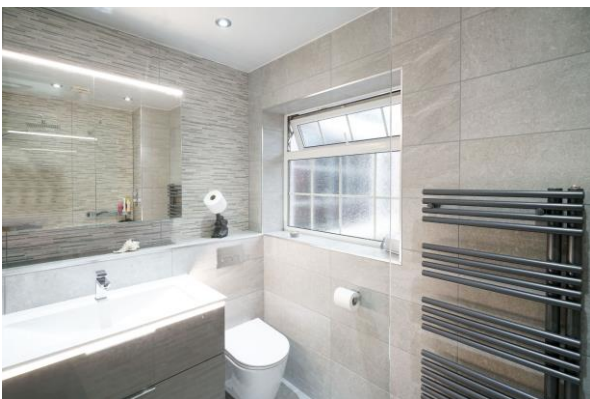
Bedroom 2



Bedroom 3



Wet Room





Wet Room Additional Pictures



Rear Garden





Additional External Pictures



Agents Notes

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Ground Floor

Approx. 90.7 sq. metres (975.8 sq. feet)

