



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

77 Briggs Fold Road, Egerton, Bolton, BL7 9SQ

Welcome to 77 Briggs Fold Road...A beautifully renovated and extended dormer bungalow in the heart of Egerton, boasting fantastic views and perfectly designed for modern family life. The ground floor comprises lounge, home office/guest bedroom, open-plan kitchen-diner-family lounge and utility, while the first floor provides two double bedrooms, including the spacious master with Juliet balcony and en-suite. Landscaped gardens to the front and rear offer a tranquil retreat to enjoy with family and friends, including a composite decked terrace with awning and lighting – perfect for sharing a bottle of wine after dinner!

A Closer Look...

Step through the modern composite front door into the entrance hallway, where Karndean wooden flooring guides you through to the lounge. A large bay window to the front of the home floods the room with natural light, and a feature fireplace adds a warming focal point. Next door is a ground floor bedroom, currently fitted with furniture to make a dedicated home office and a clever Murphy bed concealed within fitted wardrobes – great for last minute guests!

Back along the hallway, you'll find the spectacular kitchen-diner-family lounge, designed to high specifications and perfect for family living. Fitted with a range of soft grey base and wall units, with integrated appliances including Neff 5-ring gas hob with extractor, double oven, grill, warming drawer, microwave, fridge-freezer, dishwasher and even a wine cooler. Beautiful Honister Cumbrian slate splashbacks add elegance, and there's even a bespoke bar towards the dining area for entertaining guests. Two sets of large patio doors open out onto the decked terrace, enticing you to enjoy evenings outside. Completing the downstairs, you'll find a convenient W.C. with wall-hung basin, and a utility with plumbing for a washing machine and tumble dryer alongside storage.

Off to Bed...

As well as the ground floor bedroom, upstairs hosts two double bedrooms and the family bathroom. The master suite is a luxuriously large room with modern fitted furniture and dual aspect windows enjoying the beautiful views. A Juliet balcony overlooks the garden and lets a pleasant breeze in during warmer months. The en-suite has been recently fitted to boutique hotel specs – a large walk-in shower features a rainfall showerhead and handheld attachment, W.C. with concealed cistern and vanity basin, as well as a modern heated towel rail, a wall-mounted hairdryer and fitted storage.

The second bedroom also enjoys those beautiful landscape views and boasts fitted furniture including large aluminium framed sliding wardrobes. The family bathroom, fully tiled in soothing earthy tones, has a shower over bath with screen, vanity basin, W.C. and anthracite grey heated towel rail.

Outside Oasis...

Just through the large patio doors is a composite decked terrace, gently illuminated in the evening by lighting and protected from summer showers by a remote-controlled retractable awning. Handmade wrought iron fencing offers peace of mind and safety for children and pets. Venture through the gate and down the steps to the garden, where luxury artificial lawn offers a space for the kids to play, with a corner patio to a drink while you watch over them. A few steps lead further down to a second patio, which would make a fabulous spot to build a summerhouse with outdoor electricity supply already in place. A door gives rear access to the garage for convenience. To the front of the home is a landscaped garden with mature shrubs, a well-sized driveway and a detached garage with up and over door.

The Location...

Briggs Fold Road is a perfect setting for those who love to spend their spare time in the countryside as you have footpaths close by to link up with amazing walks. Peacefully set in the heart of Egerton Village, pay a visit to one of the selection of pubs and restaurants such as The Thomas Egerton, Cibo, and Ciao Baby. For breakfast, brunch and lunch, explore the menus of local cafes Rainey's and Bakers... All within walking distance! Nearby, Egerton Park has a playground for children and Turton Golf Club is also nearby for those wishing to work on their drive.

£425,000

www.williamthomasestates.co.uk
454 Darwen Road Bromley Cross Bolton



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- Spectacular Dormer Bungalow
- Fully Renovated and Extended
- Fantastic Kitchen-Diner-Family Lounge
- Separate Lounge
- Utility
- Downstairs Home Office / Guest Bedroom
- Two Double Bedrooms / Master En-Suite
- Modern Family Bathroom
- Landscaped Gardens to Front and Rear
- Fantastic Views

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Front Elevation



Entrance Hallway



Home Office / Third Bedroom



Lounge



Kitchen-Diner-Family Lounge





Kitchen-Diner-Family Lounge Additional Pictures



Utility



First Floor



Master Bedroom



En-Suite



Bedroom Two





Bathroom



Garden



Garden Additional Pictures & View





Agents Notes

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