



- Detached Family Home
- Lounge | Home Office | Kitchen-Diner
- Conservatory
- Four Double Bedrooms | One with En-Suite
- 3-Piece Family Bathroom
- Landscaped Rear Garden
- Detached Garage & Driveway
- Close to Local Schools, Transport Links and Shops

7 Montrose Drive, Bromley Cross, Bolton, BL7 9LR

Welcome to 7 Montrose Drive... A well-presented, detached, extended family home on a quiet cul-de-sac, just off Chapeltown Road in Bromley Cross. This home is ideal for growing families, offering flexible and spacious living accommodation with a lovely low maintenance garden to enjoy the summer. Turton High School and Bromley Cross Train Station are within easy walking distance, making this property ideal for both parents and children. Viewing is highly recommended to appreciate all that this home has to offer!

A Closer Look...

After parking up on the driveway, step through the blue composite front door and into the porch, where there's smart fitted storage to organise all your coats and shoes. Continue through into the lounge, a well-sized space with solid wooden floors, a large bay window and a feature gas fireplace. A hallway leads through to the rest of the ground floor, passing the second reception room on your right. Currently used as a home office/snug with fitted desk and cupboards, this room would also function well as a children's playroom or ground floor bedroom if required. Across the hallway is a downstairs W.C. with vanity basin, offering convenience for guests.

The kitchen sits to the rear of the home, and has been recently fitted with a stunning range of matt blue and soft grey fitted base and wall units and integrated fridge, freezer, dishwasher and washing machine. There's also an immaculate stainless-steel Belling range cooker with 5-ring gas hob, and an extractor hood fitted above. Dual aspect windows flood the space with natural light, and there's plenty of space for a dining table too. A glazed door leads through to the conservatory, offering even more space for family gatherings or relaxing in the morning with a cup of coffee.

Off to Bed...

Upstairs, you'll find four double bedrooms, including one with an en-suite shower room, as well as the family bathroom and access to the loft for additional storage. The master bedroom is currently located at the front of the home with sleek fitted black glass wardrobes and a beautiful feature panelled wall. However, the second bedroom has an en-suite shower room, so you may wish to allocate this as the master bedroom! Similarly decorated, with a feature blue panelled wall and plush grey carpets, bedroom two has views over the rear garden. The en-suite/dressing room has been thoughtfully fitted with wooden wardrobes and drawers, as well as having a luxurious tiled walk-in shower with rainfall head, vanity basin and W.C., and a chrome heated towel rail. Bedrooms three and four are both good double sizes with fitted furniture, providing plenty of space for your family to grow. The family bathroom, fully tiled in warming earthy neutrals, features a shower above a jacuzzi bathtub, wall-hung wash basin, W.C. and traditional

towel rail.

Outside Oasis...

To the rear of the house is a professionally landscaped, low maintenance garden which has recently been renovated to offer effortless outdoor living. A tiered Indian stone flagged patio gives you plenty of space to set up your outdoor furniture and BBQ, and a luxury artificial lawn means the children can play out no matter the weather. Raised flowerbeds offer a splash of colour, and mature hedging gives a sense of seclusion and privacy. To the side of the house, the Indian stone flags continue - creating an ideal space for a children's trampoline. On the other side of the garden, the detached double garage with up-and-over door has a continuation of the stone flagging, leading through two sets of double gates for security and to the drive at the front of the home. The front garden has a well-kept lawn and mature hedging, adding to the curb appeal of this home.

The Location...

Montrose Drive is just off Chapeltown Road in Bromley Cross, which is acknowledged as one of Bolton's most prestigious locations due to its being on the fringe of the West Pennine Moors and close to beautiful countryside. The village is increasingly popular with its own shops, cafes, restaurants and takeaways plus an array of hairdressers, beauty salons, doctors, dentists, and opticians... The list goes on! The train station, just a short stroll down the road, takes you directly to Manchester city and we have some of the best schooling in Greater Manchester close by, including Turton High School & Sixth Form just across the road.

£475,000

www.williamthomasestates.co.uk

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

External Elevation



Entrance Hall



Lounge





Second Reception Room / Home Office



Kitchen-Diner



Kitchen-Diner Additional Pictures



Conservatory



Guest W.C.



First Floor Landing



Master Bedroom



Master En-suite





Bedroom Two



Bedroom Three



Family Bathroom



Rear Garden



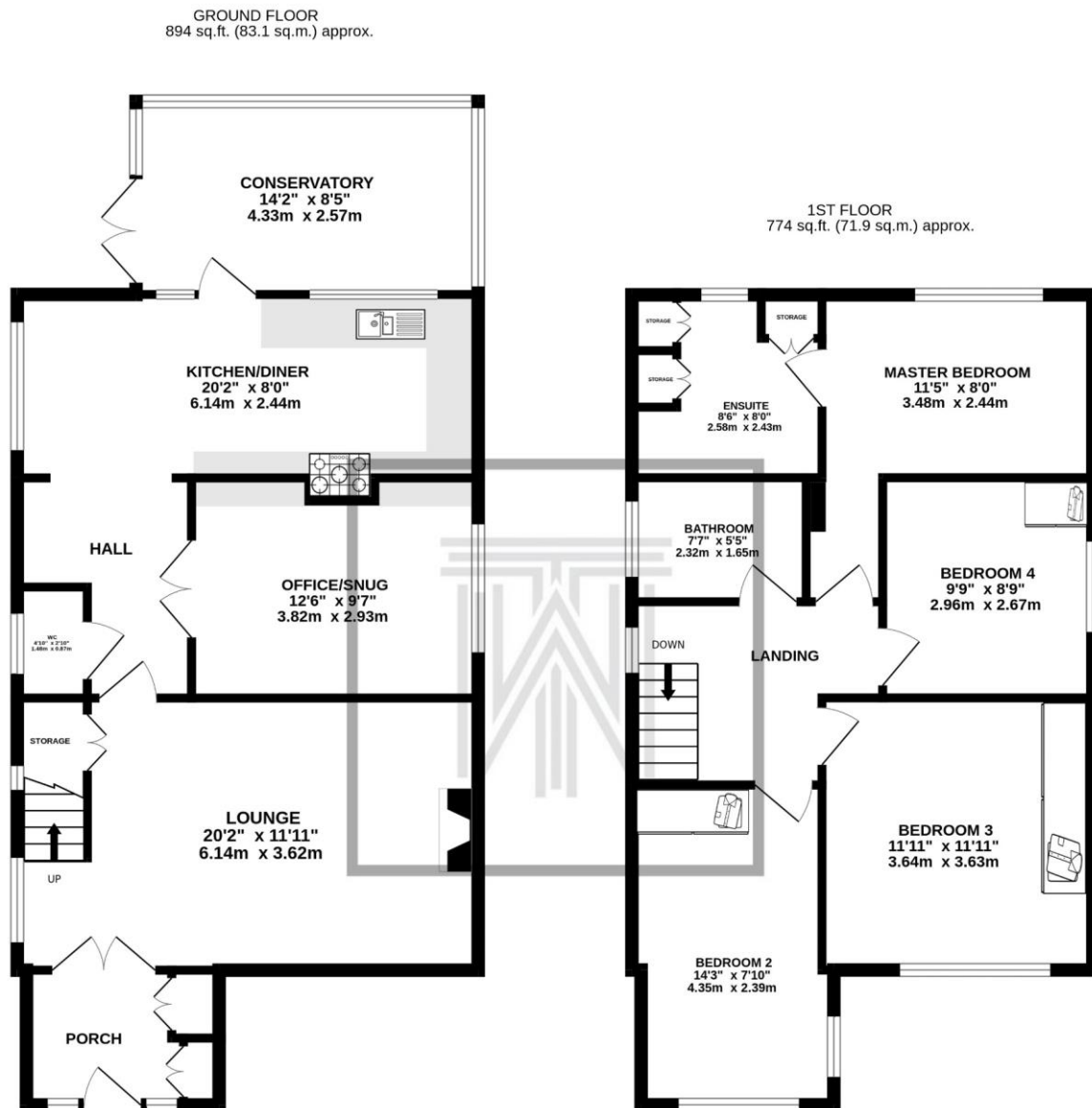
Additional External Picture



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7 MONTROSE DRIVE - MARKETING BY WILLIAM THOMAS ESTATE AGENTS

TOTAL FLOOR AREA: 1668sq.ft. (155.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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