



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 _____

10 Conisber Close, Egerton, Bolton, BL7 9XN

Welcome to 10 Conisber Close...An immaculately presented detached family home, nestled on a highly sought-after residential cul-de-sac in the heart of Egerton. Lovingly cared for since new, this elegant home offers a superb balance of comfort, style and practicality. The spacious ground floor includes a bright lounge, dining room, modern kitchen, guest W.C. and a dedicated home office, while upstairs you'll find four generous bedrooms, including the master with en-suite, and a modern family bathroom. Outside, a beautifully maintained south-west facing garden provides the perfect setting for sunny weekends, while a double driveway and double garage offer excellent space for busy family life. Ideally positioned with an Egerton postcode, yet just moments from all the amenities of Bromley Cross — viewing is highly recommended to appreciate all that this fantastic home has to offer.

A Closer Look...

After parking on the double driveway or in the garage, step through the front door into the welcoming entrance hallway, where wooden flooring runs underfoot to create a warm first impression. To your right, the lounge is a calming, bright and airy space, centred around a striking feature gas fireplace. An open archway leads through to the dining room, offering plenty of room for family gatherings, and a conservatory to the rear provides a lovely spot to enjoy your morning coffee overlooking the garden. The kitchen can be accessed from both the dining room and hallway, creating an easy flow throughout the ground floor. Fitted with soft grey base and wall units, it features integrated appliances including an oven, microwave, induction hob, dishwasher and washing machine. A door opens directly to the rear garden, perfect for serving up summer meals al fresco. To the front of the home, a dedicated home office provides the ideal workspace, flooded with natural light from two full-height windows. This versatile room could also serve as a snug lounge, playroom or occasional guest bedroom if needed. A stylish downstairs W.C. with wash basin completes the ground floor.

Off to Bed...

Upstairs, the spacious landing leads to four well-proportioned bedrooms, the family bathroom, and access to the part-boarded loft via a pull-down ladder for additional storage. The master bedroom offers a serene retreat, complete with fitted furniture and peaceful leafy views to the front. Its fully tiled en-suite features a walk-in shower, W.C., wash basin and heated towel rail. Bedroom two is another generous double with fitted furniture and lovely views over the rear garden and rolling hills beyond. Bedroom three also enjoys those tranquil views and fitted furniture, while bedroom four is currently used as a dressing room with fitted wardrobes. Completing the first floor, the family bathroom is part tiled in soft white tones, with a

bathtub, wall-hung basin, W.C. and heated towel rail.

Outside Oasis...

Step out of the conservatory into the south-west facing rear garden, perfectly designed for relaxing and entertaining. A flagged patio offers ample space for garden furniture and BBQs, leading onto a large lawn bordered by mature, well-stocked flowerbeds. Pathways lead around both sides of the home through secure pedestrian gates to the front garden and driveway. The double garage, complete with plumbing and electrical supply, offers superb practicality for storage, hobbies or further development potential.

The Location...

Tucked away on a quiet and family-friendly cul-de-sac - ideally located for all the convenient amenities of Bromley Cross and Egerton. If you're looking for a spacious family home, then look no further than this stunning home! The village has lots to offer including shops, cafes, restaurants and bars as well as doctors, dentist, optician, library and much more. If you want to get your walking boots on, you're in easy access of spectacular countryside for a hike with the dog, or perhaps The Jumbles Country Park with the family. Bromley Cross has a choice of excellent schools close by including Walmsley Primary School, Eagley Primary, Canon Slade and Turton High School, all just a short stroll away.

£545,000

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



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- Beautifully Presented Detached Family Home
- Quiet Residential Cul-de-Sac
- Lounge | Dining Room | Conservatory
- Modern Kitchen
- Home Office | Downstairs W.C.
- Four Bedrooms | Master with En-Suite
- 3-Piece Family Bathroom
- South-West Facing Landscaped Garden
- Large Driveway & Double Garage
- Close to Local Amenities, Schools and Transport Links

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Front External Elevation



Entrance Hallway



Lounge





Dining Room



Conservatory



Home Office



Kitchen



Downstairs W.C.



First Floor Landing



Master Bedroom & En-Suite





Bedroom Two



Bedroom Three



Bedroom Four



Bathroom



Rear Garden



Additional External Picture



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property