



Sanctuary Mews, Bromley Cross, Bolton, BL7

Guide Price: £425,000

Leasehold

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Nestled in the heart of Bromley Cross—one of Bolton's most prestigious and sought-after locations—The Sanctuary offers a truly unique and tailored living experience for active adults aged 55 and over. This exclusive gated development blends countryside tranquillity with modern luxury, backing directly onto open fields and moments away from the renowned Last Drop Village Spa, where residents enjoy access to a swimming pool, gym, and sauna.

This exceptional home has been thoughtfully designed for comfort, practicality, and elegance. To the front, a spacious double driveway welcomes you into a generously sized entrance hall, featuring LVT flooring, understairs storage, and advanced access controls for both the gated complex and internal monitoring systems—providing peace of mind and easy living.

The fourth bedroom, located at the front of the ground floor, is currently used as a study—ideal for those working from home or seeking a quiet retreat. A full-size ground floor shower room with floor-to-ceiling tiling adds both convenience and style.

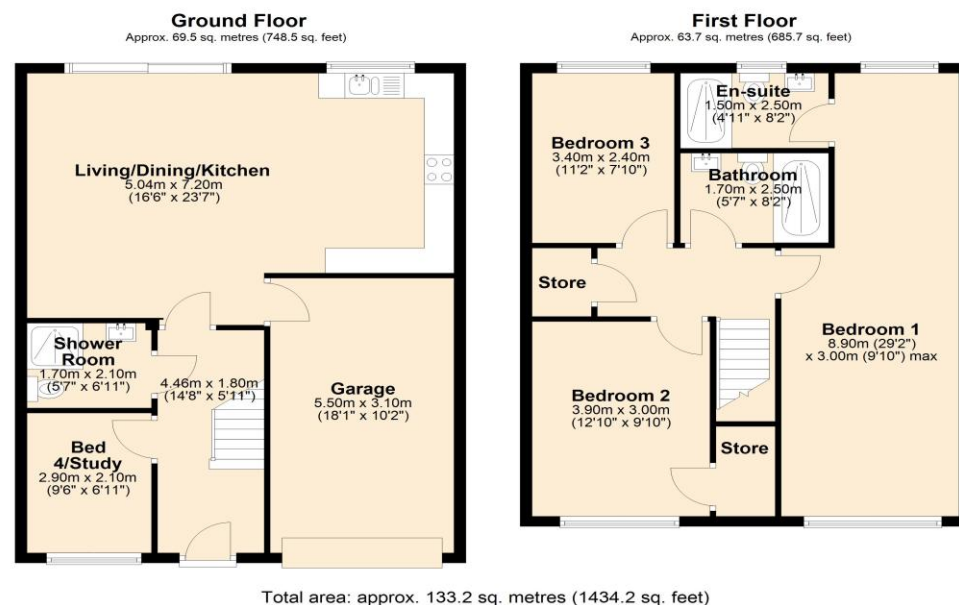
To the rear, the heart of the home is a beautifully appointed open-plan living/dining/kitchen area. The kitchen is fitted with a contemporary range of base and eye-level units, complemented by sleek, integrated appliances. The spacious living area boasts a bespoke media wall with built-in storage, while the dining area offers ample space for entertaining. Sliding patio doors open directly onto the landscaped garden, merging indoor and outdoor living.

Upstairs, you'll find three generous double bedrooms. The main bedroom features a dedicated dressing area, complete with fitted wardrobes and dressing table, and benefits from a private en-suite bathroom. Each room is filled with natural light and designed to provide restful privacy.

The rear garden is an inviting oasis, featuring a large patio area perfect for relaxing or entertaining, surrounded by a lawn, mature shrubs, and established trees. An attached garage with electric up-and-over door adds further storage and practicality.

Life at The Sanctuary extends beyond your front door. A vibrant WhatsApp group keeps residents connected, whether it's for social events, updates, or neighbourly support—fostering a true sense of community in this serene and secure setting.

Situated on the fringe of the breathtaking West Pennine Moors, The Sanctuary offers the perfect balance of scenic countryside living and convenient access to local amenities, shops, restaurants, and transport links. Bromley Cross is well known for its charm, accessibility, and peaceful surroundings.



- Leasehold
- 999 years from 24 June 2021
- EPC Grade B
- Ground rent £100pa
- Council Tax Band D
- Service charge £390 quarterly





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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