

Threadfold Way

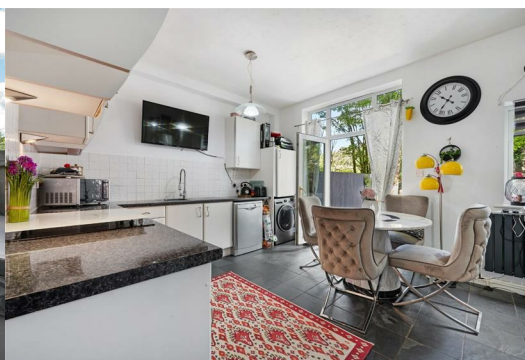
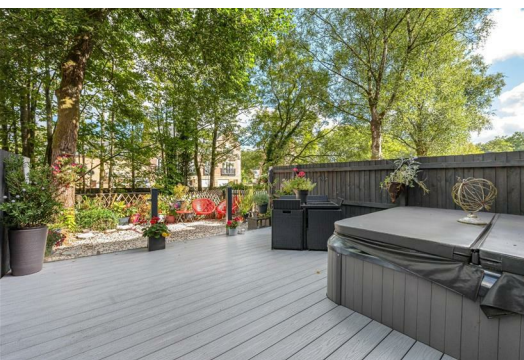
Bolton, BL7 9DN

£285,000



Situated on the sought-after Threadfold Way development in Eagley, this contemporary four-bedroom townhouse combines generous accommodation with a quiet cul-de-sac location and tranquil riverside position. Arranged across three well-planned floors, the property offers versatile living space ideally suited to growing families and professionals seeking convenience, comfort and access to excellent local amenities.

A brief overview of the accommodation includes an entrance hall, kitchen-diner, store room, downstairs WC, integral garage, first floor lounge, four bedrooms with an en-suite to the master, and family bathroom. Externally is a private front drive and riverside garden to the rear.



Living Space

The ground floor opens with a welcoming entrance hallway, leading into a spacious open-plan kitchen and dining area at the rear. This sociable hub of the home enjoys direct access to the rear garden through a glass door and surrounds, making it attractive indoor-outdoor living and entertaining. Under the stairs, a downstairs WC adds everyday practicality, while the integral garage has been thoughtfully partitioned to create an additional internal storeroom which offers flexibility as a utility room too.

The open plan kitchen-diner feels close to nature owing to its leafy green riverside position. Integrated appliances within the kitchen include an electric oven and hob with extractor, sink with drainer and mixer tap, plus freestanding appliances that comprise a dishwasher and washing machine, and a large American style fridge freezer in the utility/storeroom.

On the first floor, the lounge is an inviting space with Juliet balconies overlooking the river, allowing natural light to flood in and offering a serene outlook. It's a generous size and provides traditional townhouse living.

Bedrooms & Bathrooms

The property provides four bedrooms arranged across the upper two floors. The first floor includes a double bedroom to the front, complete with fitted furniture and twin Juliet balconies. On the top floor, the master bedroom enjoys the privacy of its own en-suite shower room, while the family bathroom is finished to modern standards with a bath and shower over, wash basin and WC. Two further bedrooms complete this upper level – one well suited to use as a home office or nursery, and the other benefitting from fitted wardrobes.

Outside Space

As well as the double drive at the front, to the rear, the garden provides a private space for outdoor dining, play or relaxation, all enhanced by the serene riverside setting and a hot tub set within the elevated composite decking. It's a secluded spot where you can unwind in peace and quiet.

Location

This property is perfectly positioned for family life, with several well-regarded schools – from nurseries to secondary – within walking distance. Commuters benefit from Bromley Cross Station nearby and easy access to the motorway network via the A666, providing direct links into Manchester City Centre and beyond. For leisure, Eagley Brook Nature Reserve offers scenic riverside walks. Astley Bridge retail area offers a selection of large supermarkets and independent shops, while the neighbouring village-like areas of Egerton and Bromley Cross give a wide variety of pubs, bars, cafes and village amenities.

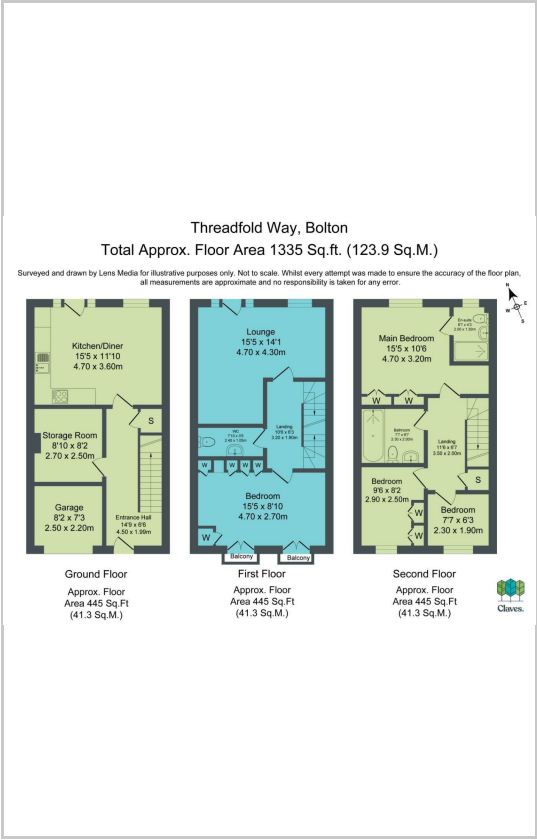
Key Details

- Tax band: D
- Tenure: Freehold – TBC with vendor
- Heating: Gas boiler and radiators
- Boiler: Combi boiler located in the garage
- Security: Alarmed with CCTV
- Parking: Private drive with EV charging point
- Utilities: Mains gas, electric, water and drainage

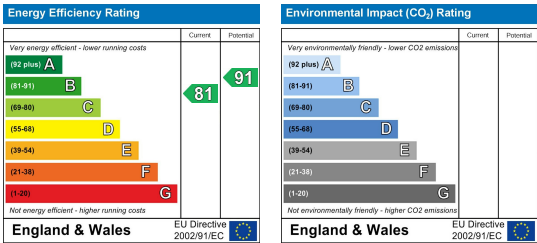
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk