

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

Birtenshaw Lodge, Turton Road, Bromley Cross, Bolton, BL2 3EE

Welcome to Birtenshaw Lodge...A detached true bungalow, privately gated and set back from the road, offering a sense of privacy. Situated just off Turton Road you're well placed for great local schools, transport links, local shops and amenities, as well as being just a short stroll away from open countryside for some beautiful walks. Briefly comprising of a lounge, kitchen-diner, conservatory, three double bedrooms, the master with an ensuite and a family bathroom. Outside benefits from a large rear garden, a driveway for several cars and a garage.

Step Inside...

Into the entrance hall benefitting from in built storage cupboards perfect for your coats and shoes. Continue through the double doors into the spacious lounge featuring a fireplace with gas fire giving a cosy feel. A second set of double doors then open up into the bright and airy conservatory with ample natural light flooding the area and patio doors open up to the rear garden. Continue right down the entrance hall into the kitchen-diner with ample space for a dining table and furniture and patio doors that open up to the rear garden bringing the outside in on those warmer summer months. The kitchen is fitted with ivory wall and base units, integrated appliances include fridge freezer, dishwasher, extractor hood and a Technik Range cooker and hob, as well as space for a washing machine and a tumble dryer. A door from the kitchen leads to the garage.

The master bedroom is generously proportioned and benefits from fitted furniture, a walk-in wardrobe and an ensuite wet room. The ensuite comprises a vanity unit, heated towel rail, WC with concealed cistern and a walk-in shower. Bedroom two is a well-proportioned double room featuring fitted furniture and built-in wardrobes, while bedroom three is currently used as a home office, offering flexibility for a variety of uses. The four-piece family bathroom is fully tiled and comprises a WC, vanity wash hand basin, panelled bath, separate enclosed shower and a chrome heated towel rail.

Step Outside...

Opening from either set of patio doors, the decked patio spans the width of the property, offering the perfect space for relaxing and entertaining. The lawn is bordered by mature shrubs, providing privacy, while an outside tap adds convenience. Secure gated access to either side of the property leads to a generous driveway with parking for multiple vehicles and a garage, complete with power, lighting and an electric up-and-over door.

Out And About...

Situated on just off Turton Road, in gated and private position close to bus routes and Bromley Cross Train station that is just a very short walk away. This property is very handy for all the local amenities of both Bromley Cross and Harwood on your doorstep, you couldn't wish for a more convenient location. If the outdoor life is important to you, there are beautiful countryside within very easy reach including The Jumbles Country Park.

£450,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- True Bungalow
- No Chain
- Lounge
- Conservatory
- Kitchen-Diner
- Three Spacious Bedrooms / The Master With Ensuite
- Four-Piece Bathroom
- Rear Garden
- Large Driveway And Garage
- Close To All Local Amenities

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Front Elevations



Entrance Hallway



Lounge



Conservatory



Hallway



Kitchen-Diner



Feature Photo



Master Bedroom



Ensuite



Bedroom Two



Bedroom Three



Four-Piece Bathroom



Rear Garden





Agents Notes

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