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## Sanctuary Mews, Bromley Cross

Offers Over £315,000

**Miller Metcalfe**  
*Every step of the way*

## 11 Sanctuary Mews

Bromley Cross, Bolton

This beautifully presented two-bedroom and two bathrooms semi detached property is situated within an exclusive gated development designed specifically for residents aged over 55, offering a peaceful and secure environment with a real sense of community. The property has been thoughtfully maintained and decorated to a high standard throughout, creating a warm and inviting atmosphere that is immediately apparent upon entering the welcoming hallway. The spacious living room provides a comfortable area to relax and entertain, featuring tasteful décor and ample natural light. The modern kitchen is well-appointed with a range of fitted units, integrated appliances and generous worktop space, breakfast island making it ideal for preparing meals with ease. Both bedrooms are of a good size, each benefitting from their own stylish shower room, Bedroom one has a balcony which can accommodate a table and two chairs ensuring privacy and convenience for both residents and guests. Additional features include plenty of storage options throughout the home, as well as efficient heating and double glazing for year-round comfort. The property is located within a well-regarded development that offers a sense of exclusivity and security, with controlled gated access and a friendly neighbourhood feel. Residents benefit from communal areas and facilities that foster a sociable lifestyle, while the property itself is designed to promote easy, low-maintenance living. The property has a professional landscaped rear garden, and 2 allocated car park spaces. The property is perfectly suited to those seeking a move-in ready home that combines modern comforts with a traditional cottage feel, all within a sought-after setting for the over 55s. The location provides convenient access to local amenities, shops and transport links, ensuring that daily necessities and leisure activities are within easy reach. This is a rare opportunity to acquire a charming and immaculately maintained home in a desirable development, where every detail has been considered to provide comfort, convenience and peace of mind. Whether you are downsizing or looking for a secure and friendly community, this property offers an excellent balance of style, practicality and location. Early viewing is highly recommended to appreciate the quality and appeal of this delightful two-bedroom cottage, which stands out for its presentation, layout and the exceptional lifestyle it offers.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

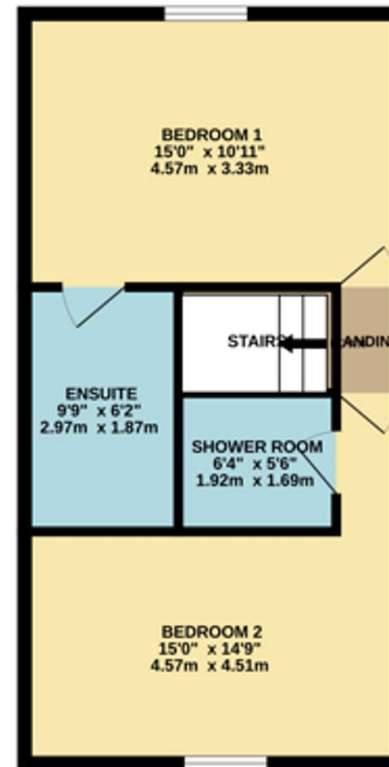




GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.3 sq.m.) approx.  
While 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 misstatement. 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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# Miller Metcalfe Harwood

Miller Metcalfe Sales & Lettings, 87A Lea Gate - BL2 4BQ

01204 308000 • harwood@millermetcalfe.co.uk • millermetcalfe.co.uk/

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