



Bridle Dell, Egerton
£525,000

Miller Metcalfe
Every step of the way

Bridle Dell

Egerton, Bolton

This impressive five bedroom detached house presents an exceptional opportunity for families seeking spacious and versatile living accommodation arranged over three well-appointed floors. Situated in a highly sought after cul de sac, the property enjoys a peaceful setting within a popular residential area, making it an ideal choice for those looking for a secure and friendly neighbourhood. Upon entering, you are greeted by a welcoming hallway that leads to the generous main reception rooms, thoughtfully designed to offer both formal and informal living spaces. The modern kitchen is well equipped with ample storage and workspace, perfectly suited for family meals and entertaining guests, while the convenient downstairs w.c adds further practicality to the ground floor layout. Each of the five bedrooms is generously proportioned, providing comfortable private retreats for all members of the household, and the flexible accommodation across the upper floors allows for a variety of uses, such as a home office, playroom, or guest suite to suit your individual needs. The family bathroom and additional en suite facilities (where fitted) are finished to a high standard, ensuring comfort and convenience for busy family life. Tastefully decorated throughout in neutral tones, the property is ready to move into and offers an inviting blank canvas for personalisation. The freehold tenure provides peace of mind and security for the future, while the absence of an onward chain ensures a straightforward and efficient purchase process. Additional benefits include double glazing and gas central heating, contributing to a warm and energy efficient environment all year round. This property truly stands out as the perfect family home, combining substantial living space, a practical layout, and a desirable location close to well-regarded schools, local amenities, and excellent transport links. Early viewing is highly recommended to fully appreciate the quality and scale of accommodation on offer, as properties of this calibre in such a favourable cul de sac position are rarely available. Do not miss the opportunity to secure this outstanding home and create lasting memories in a welcoming and vibrant community. For further information or to arrange a viewing, please contact our office and one of our experienced team members will be delighted to assist you.

Council Tax band: F

Tenure: Freehold

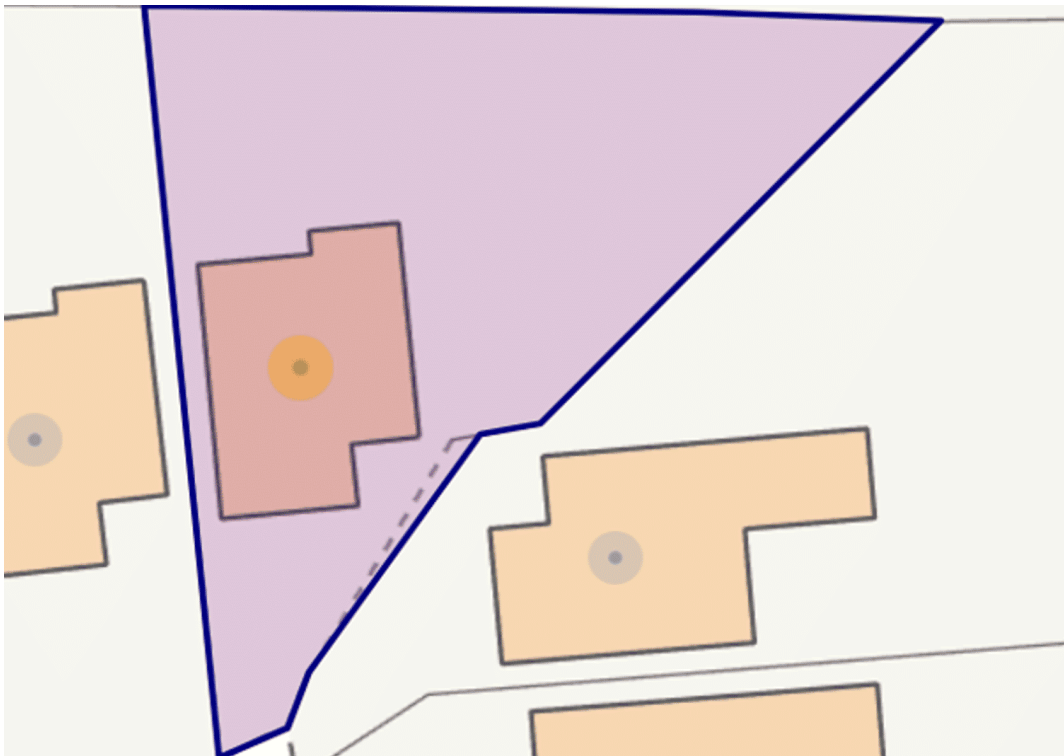
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	64	73
England, Scotland & Wales		

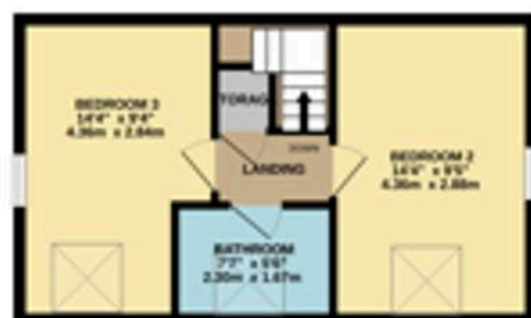
GROUND FLOOR
731 sq.ft (67.9 sq.m.) approx.



1ST FLOOR
585 sq.ft (54.3 sq.m.) approx.



2ND FLOOR
349 sq.ft (32.4 sq.m.) approx.



BL7 9QW

TOTAL FLOOR AREA : 1665 sq.ft (154.7 sq.m.) approx.

Whilst 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 mis-statement. 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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