

## **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.

### **52 Shorefield Mount, Egerton, Bolton, BL7 9EW**

**Welcome to 52 Shorefield Mount...**A well-presented and maintained semi-detached dormer bungalow, tucked away in a quiet cul-de-sac on the edge of open countryside. Briefly comprising two reception rooms, kitchen, ground floor bedroom, two upstairs bedrooms and a three-piece bathroom. Externally, this property enjoys a large rear garden, front garden, driveway and a detached garage.

#### **A Closer Look...**

After parking on the driveway or in the garage, step into the bright and welcoming lounge, featuring a large front-facing window that fills the room with natural light, along with a feature wall-mounted fireplace. Positioned just off the lounge is a versatile second reception room, offering flexibility to be used as a home office, snug, dining room or additional sitting room with direct access to the rear garden. The kitchen can be accessed from both the lounge and the rear hallway and is fitted with a range of wooden wall and base units and breakfast bar. Integrated appliances include a recently installed Bosch oven and hob, a dishwasher, washing machine and tumble dryer. There is ample space for a fridge freezer. A door from the kitchen also provides convenient access to the rear garden and driveway. Completing the ground floor is the third bedroom, a well-proportioned double overlooking the rear of the property. This versatile room could equally be used as a guest bedroom, alternative dining room/ office or hobby room if desired.

#### **Beds and Bath...**

Upstairs there are two further bedrooms and three-piece bathroom, as well as a useful storage cupboard on the landing. The master bedroom spans the length of the house with double aspect windows flooding the space with natural light, it also benefits from fitted wardrobes and scenic views. Bedroom two sits to the rear and features fitted wardrobes, while the three-piece bathroom is fully tiled and comprises of a WC, wash basin and bath with overhead shower.

#### **Outside Oasis...**

To the rear of the property, a generous lawn provides an ideal space to relax, complemented by a patio area—perfect for outdoor dining and entertaining during the warmer months. The garage can be accessed from the garden, while the front of the property features a driveway providing off-road parking and a neatly maintained lawn bordered by mature shrubs.

**Additional Information...** Same family ownership since August 1969 Roof replaces 5 years ago New boiler, regularly serviced Bosch oven and hob, dishwasher, washing machine and tumble dryer included Fitted wardrobes included Wardrobes with lighting in the principal bedroom Quiet cul-de-sac location Garage and driveway providing off-road parking

**The Location...**

Shorefield Mount is just off Blackburn Road on the outskirts of Bromley Cross and Egerton. The area is acknowledged as a location of consistent high residential demand served by first class amenities including excellent schooling at both primary and secondary level, local shops and conveniently located for motorway access, Manchester being 14 miles away which can be accessed by train at Bromley Cross, Bolton or Hall I' th' Wood. Being on the fringe of the West Pennine Moors, Egerton is close to some stunning countryside if you love the great outdoors.

**£285,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

454 Darwen Road Bromley Cross Bolton



- A Well-Loved Semi-Detached Dormer Bungalow
- Two Reception Rooms
- Kitchen
- One Ground Floor Bedroom
- Two First Floor Bedrooms
- Three-Piece Bathroom
- Front And Rear Gardens
- Driveway And Garage
- Peaceful Location
- Close To All Local Amenities

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**Front Elevations**



**Lounge**



**Second Reception Room**



**Kitchen**



**Ground Floor Bedroom**



**First Floor Landing**



**Master Bedroom**



**Views**



**Bedroom Two**



**Three-Piece Bathroom**



**Rear Garden**





### Agents Notes

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