

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.

24 The Hall Coppice, Egerton, Bolton, BL7 9UE

Welcome to 24 The Hall Coppice...A link detached four-bedroom family home, within easy walking distance of the heart of Egerton with lovely pubs, restaurants and cafés, as well as parks and countryside walks. Briefly comprising of entrance hallway, three reception rooms, modern kitchen-diner, four well-sized bedrooms, the master with an ensuite, a four-piece bathroom and a tiered rear garden. To the front of the home is a front garden, driveway with parking for several cars and a garage. Viewing is highly recommended to appreciate the potential that this home offers.

A Closer Look...

After parking on the flagged driveway, step through the front door into the welcoming entrance hallway, which benefits from a storage cupboard ideal for coats and shoes, a downstairs WC perfect for guests, and a second cupboard under the stairs for additional storage. To your left, you will discover the spacious lounge featuring two large front-facing windows overlooking the lawn, flooding the room with natural light. Just off the lounge is the second reception room, currently used as a home office / study, which could easily be converted into a fifth bedroom or snug if desired. Continuing through the entrance hall, you will find the kitchen, fitted with sage wall and base units. Integrated appliances include a Bosch electric hob, Caple extractor hood, dishwasher, and combi oven and microwave. There is also space for a washing machine and a large fridge freezer. The kitchen wraps around into the dining area, which overlooks the rear garden and provides ample space for a dining table or alternative uses. A breakfast bar offers the perfect spot for your morning coffee, and a side door provides convenient access to the rear garden.

Bed and Bath...

Upstairs, the property offers four well-proportioned bedrooms, including a spacious master with an ensuite, along with a four-piece family bathroom. The master bedroom is an excellent size and benefits from two windows overlooking the rear garden. The ensuite is fully tiled and comprises an enclosed shower, WC and wash basin. Bedrooms two and three are both generous double rooms positioned at the front of the property, while bedroom four is a well-sized single room to the rear of the home. Completing the first floor is the four-piece family bathroom, finished in neutral tones and featuring a wash basin, WC, bath and a separate enclosed shower.

Outside...

Step outside into the rear garden, where a wraparound decked patio provides the perfect set up for

outdoor furniture, to enjoy the sunshine during the warmer months. A further flagged area allows for potential for extra seating or a shed for outdoor storage. The south-west facing garden benefits from sunshine well into the late evening throughout the summer, to relax with family and friends. A tiered lawn offers plenty of space, bordered by established shrubs and allows lots space for gardening. From the rear garden there is access to the garage, which benefits from both power and lighting, making it ideal for additional appliances such as a tumble dryer or fridge freezer. Gated side access leads to the generous front lawn and driveway, providing convenient off-street parking.

Out and About...

Situated on The Hall Coppice, a fabulous setting for those who love to spend their spare time in the countryside as you have footpaths close by to link up with amazing walks. Peacefully set on the edge of Egerton Village, pay a visit to one of the selection of pubs, cafes and restaurants such as The Thomas Egerton, Cibo, Bakers and Ciao Baby. Egerton Park is in the centre which hosts an array of family-friendly activities with Egerton and Walmsley Primary Schools close by. The village even has its own Cricket green as well as independent cafés, pubs, restaurants, shops and Bromley Cross Rail Station within walking distance. All of this makes Egerton, quite deservedly, in such high demand.

£425,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



- Link Detached Family Home
- Three Reception Rooms
- Kitchen-Diner
- Downstairs WC
- Four Well-Sized Bedrooms - The Master With An Ensuite
- Four-Piece Family Bathroom
- Front And Rear Gardens
- Garage And Driveway
- Fantastic, Quiet Location Close to Local Amenities

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Front Elevations



Entrance Hallway



Spacious Lounge





Study



Kitchen





Dining Room



Downstairs WC



First Floor Landing

Master Bedroom



Ensuite



Bedroom Two



Bedroom Three



Bedroom Four



Four-Piece Bathroom



Rear Garden



Rear Garden



Aerial Photos



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property