

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.

23 Shorefield Mount, Egerton, Bolton, BL7 9EN

The Property An extensively extended semi-detached four bedroom property, fully modernised and extended by the current owners to create an impressive family home. The stunning open plan kitchen-diner-family room really has got the "wow" factor, the perfect setting for family and friends to gather and enjoy.

Briefly comprising entrance hall, lounge, fabulous open plan kitchen-diner family room, bedroom one, downstairs Wc, first floor: landing with a space for a home office, three bedrooms and a 3 piece shower room. Outside is a garden, garage and driveway.

Step Inside

Into your entrance hall, the first room to discover is your lounge, a modern built in fireplace gives the room a warm glow and a window looks over the front garden, the next room to discover is the extremely impressive open plan kitchen-diner-family room, this is where the action happens...cooking, eating and entertaining, a place for the whole family to gather and enjoy each other's company after going about their busy days! Step onto the sleek porcelain tiled floor to discover white high gloss units with contrasting units setting the tone for this beautiful kitchen. There is a range of integrated appliances, a feature wood burning stove creates a real focal point as you enter this room and will keep it toasty warm through those winter months, bi-folding doors lead out to the rear garden perfect for allowing a cool breeze in over those warm summer days! Bedroom one is located downstairs and there is also a handy downstairs wc.

First Floor

Just off the landing is a room currently used as a home office, the landing also connects you to three further bedrooms and your 3 piece shower room, the bedrooms offer pleasant views to the front looking over picturesque countryside.

Step Outside

The rear garden is a generous sized plot including a sizable lawn and a flagged patio, perfect to set up your garden furniture and BBQ to enjoy the summer sun. There is a summer house and barked play area, to the front is a driveway leading to the garage.

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 ith Wood. Being on the fringe of the West Pennine Moors, Egerton is close to some stunning countryside if you love the great outdoors.

£0.00

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Extended Semi-Detached
- Lounge
- Stunning Open Plan Kitchen-Family Room
- Downstairs Wc
- 4 Bedrooms
- 3 Piece Shower Room
- Generous Sized Garden Plot
- Driveway/Garage
- Internal Inspection Highly Advised

23 Shorefield Mount, Egerton, Bolton, BL7 9EN

The Property An extensively extended semi-detached four bedroom property, fully modernised and extended by the current owners to create an impressive family home. The stunning open plan kitchen-diner-family room really has got the "wow" factor, the perfect setting for family and friends to gather and enjoy.

Briefly comprising entrance hall, lounge, fabulous open plan kitchen-diner family room, bedroom one, downstairs Wc, first floor: landing with a space for a home office, three bedrooms and a 3 piece shower room. Outside is a garden, garage and driveway.

Step Inside

Into your entrance hall, the first room to discover is your lounge, a modern built in fireplace gives the room a warm glow and a window looks over the front garden, the next room to discover is the extremely impressive open plan kitchen-diner-family room, this is where the action happens...cooking, eating and entertaining, a place for the whole family to gather and enjoy each other's company after going about their busy days! Step onto the sleek porcelain tiled floor to discover white high gloss units with contrasting units setting the tone for this beautiful kitchen. There is a range of integrated appliances, a feature wood burning stove creates a real focal point as you enter this room and will keep it toasty warm through those winter months, bi-folding doors lead out to the rear garden perfect for allowing a cool breeze in over those warm summer days! Bedroom one is located downstairs and there is also a handy downstairs wc.

First Floor

Just off the landing is a room currently used as a home office, the landing also connects you to three further bedrooms and your 3 piece shower room, the bedrooms offer pleasant views to the front looking over picturesque countryside.

Step Outside

The rear garden is a generous sized plot including a sizable lawn and a flagged patio, perfect to set up your garden furniture and BBQ to enjoy the summer sun. There is a summer house and barked play area, to the front is a driveway leading to the garage.

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 ith Wood. Being on the fringe of the West Pennine Moors, Egerton is close to some stunning countryside if you love the great outdoors.

£0.00

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Entrance Hall

Lounge



Impressive Open Plan Kitchen-Diner Family Room

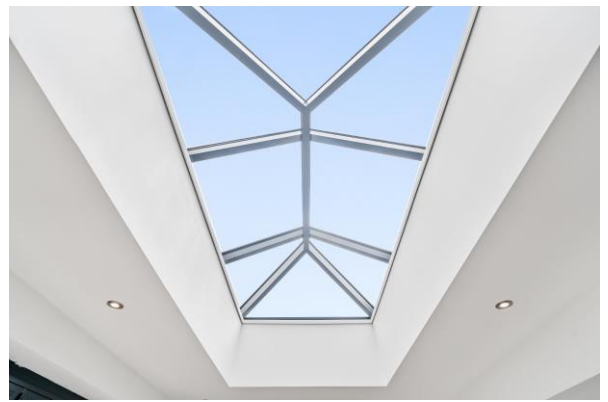




Additional Pictures



Pictures



Bedroom 1



Downstairs Wc



First Floor

Landing/Office Space



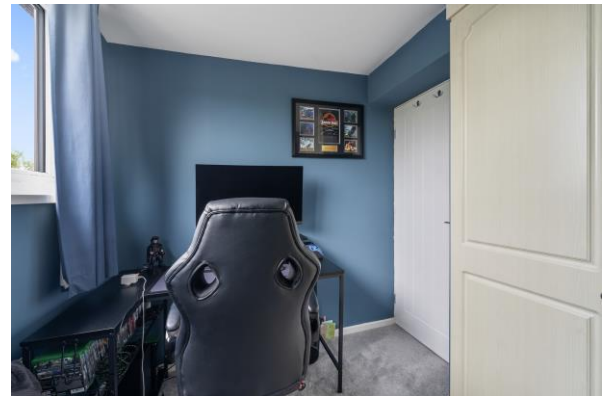
Bedroom 2



Bedroom 3



Bedroom 4



3 Piece Shower Room



Outside



Aerial Photography



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