



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

96 Briggs Fold Road, Egerton, Bolton, BL7 9SQ

Welcome to Briggs Fold Road...

A detached, two-bedroom, true bungalow, offered with no onward chain, which has been completely renovated and modernised throughout to fantastic standards. The current owners have spared no expense in choosing high-specification fittings and have thoughtfully created a fantastic home ideal for growing families or those looking to downsize without negotiating on luxury. Briefly comprising of a spacious porch, open-plan kitchen-diner-lounge, two double bedrooms and a sleek 4-piece bathroom, with landscaped gardens to the front and rear, driveway with electric charge point and a garage. Nestled away on an elevated plot in Egerton, within walking distance of brilliant schools, restaurants, cafés and beautiful countryside walks - viewing is highly recommended to appreciate everything this property has to offer.

A Closer Look...

Park up on the driveway and step through the modern composite front door into the entrance porch, where there's plenty of space for you to neatly store coats and shoes. Continue through the oak door into the impressive kitchen-diner-lounge with herringbone LVT flooring, perfectly designed for modern living. The kitchen is fitted with beautiful dark blue painted wooden units and marbled quartz worktops, with high-spec integrated appliances including fridge-freezer, Bosch Wi-Fi connected oven, grill, induction hob with extractor, and there's plumbing provisions for a dishwasher too. The lounge area has a bespoke media wall with inset lighting, storage, and provisions for your TV above the panoramic electric 'living flame' fireplace - ideal for cosy evenings in watching a film!

Off to Bed...

The hallway leads to two double bedrooms, the family bathroom, a linen closet and also access to the loft. The master bedroom offers ample space for a king-size bed alongside furniture, and French doors with bespoke blinds lead out to the rear decking and garden - great for enjoying lazy summer mornings. Bedroom two is also a double size, with fitted shutter blinds and neutral plush carpets. Completing the internal accommodation, the family bathroom has been recently fitted with a luxurious 4-piece suite. Fully tiled elevations in soft white marbled tiles, there is a large freestanding bathtub with black feature tap, separate walk-in rainfall shower, vanity basin, W.C., black heated towel rail and an LED bluetooth mirror.

Into the Garden...

The rear garden has been landscaped to create a fantastic blank canvas for your planting, with wooden decking just to the rear of the home and a patio in the corner, ensuring you'll have a spot in the sunshine throughout the day. A large lawn offers plenty of space for the children to play, and sleek rendered planters are ready for colourful flowers of your choice. A newly installed contemporary slatted fence with fitted lighting adds a modern touch, and coupled with the mature hedging, provides privacy for spending time with family and friends. The wooden decking continues around the side of the home to the side door, and the front garden has a selection of mature shrubs for visual interest. A driveway with electric car charging point sits in front of the garage, which offers additional storage and plumbing for a washing machine and tumble dryer.

Out and About...

Briggs Fold Road is a perfect 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 and restaurants such as The Thomas Egerton, Cibo, and Ciao Baby. For breakfast, brunch and lunch, explore the menus of local cafes such as The Globe, Rainey's and Bakers... All within walking distance! Nearby, Egerton Park has a playground for children and Turton Golf Club is also nearby for those wishing to work on their drive.

£300,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Detached True Bungalow
- Modernised Throughout to High Standards
- CHAIN FREE
- Fantastic Open-Plan Kitchen-Diner-Lounge
- Two Double Bedrooms
- Luxurious 4-Piece Family Bathroom
- Landscaped Rear Garden
- Driveway with Electric Charge Point & Garage
- Close to Local Amenities, Great Schools and Countryside

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Front Elevations



Porch



Modern Kitchen-Diner-Lounge



Additional Kitchen Photos

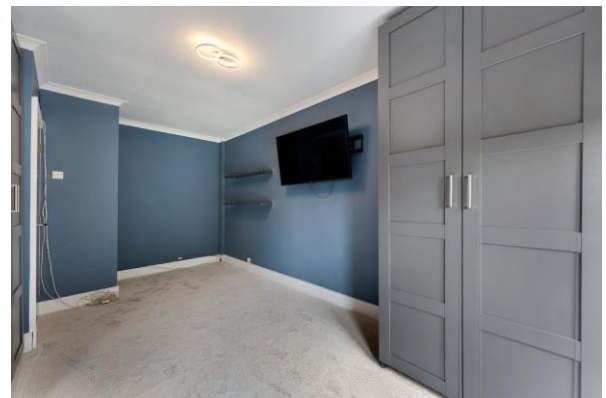




Hallway



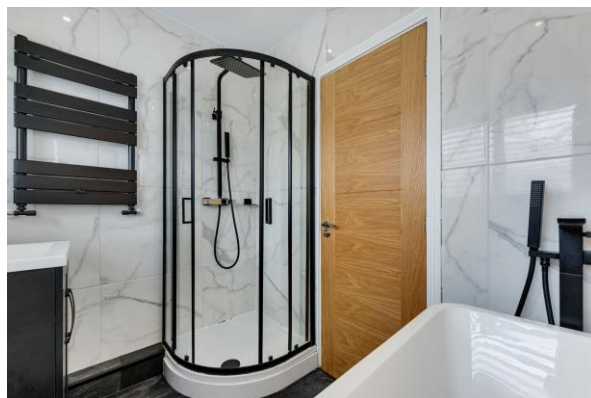
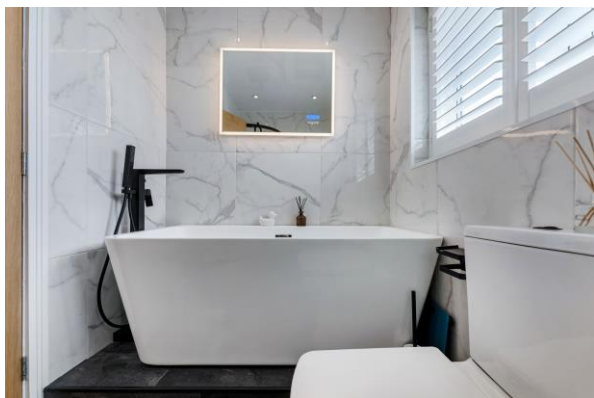
Master Bedroom



Bedroom Two



Bathroom



Rear Garden



Rear Elevations



Agents Notes

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