



WILLIAM THOMAS
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

DRAFT

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

PRINT NAME _____

SIGNED _____

DATED _____

27 Higher Dunscar, Egerton, Bolton, BL7 9TE

Welcome to 27 Higher Dunscar...An impressive, detached family residence, offering a rare chance for buyers to purchase on the exclusive Higher Dunscar development within the much sought after location of Egerton. Occupying an enviable, elevated position on the development boasting wonderful views to the front and an extremely generous sized plot. With plenty of scope to extend if required (subject to necessary planning permissions), this property offers a brilliant opportunity to create your dream home for your family to grow in. Viewing is highly recommended, but be quick!

A Closer Look...

After parking up on the large driveway or in the garage, step through the front door into the impressive entrance hall. Pass the stylish guest W.C. to your right and spacious storage closet for coats and shoes, and find the welcoming lounge to the left. Tri-aspect windows bathe the room in natural light and showcase the spectacular views from this elevated home - on a clear day, you can see across Bolton, Manchester and even towards Derbyshire! Wood-effect LVT flooring compliments the feature electric fireplace, creating a warm atmosphere for relaxing in the evenings. Back across the hallway, the separate dining room sits to the rear of the home with a large bay window looking out to the rear garden. Next door, the modern kitchen has been extended to create a wonderful family-friendly space with a breakfast lounge. White gloss base and wall units contrast against the black tiled floor and quartz worktops, with integrated dishwasher and a stainless-steel range cooker. The breakfast lounge has a large picture window framing the views of the rear garden, and a door leading out to the patios for enjoying your morning coffee outside.

Off to Bed...

Upstairs, you'll find four well-sized bedrooms and the 4-piece family bathroom, as well as access to the loft from the landing. The master bedroom sits to the front of the home with lovely dual aspect windows looking out at the views. Bedrooms two and three are also great double sizes to the rear of the home with windows overlooking the garden, and the fourth bedroom is a versatile space currently used as a home study. Completing the internal accommodation, the family bathroom has fully tiled elevations with a separate walk-in rainfall shower, bathtub, W.C., pedestal wash basin and chrome heated towel rail.

Into the Garden...

Step out of the rear door into the truly impressive rear garden, where steps lead up through mature flowerbeds to the raised flagged patio offering plenty of space for your outdoor furniture and BBQ. From here, a large lawn is bordered by flowerbeds filled with colourful planting and shrubs and majestic mature trees. Follow the lawn up and behind the Oak tree to find your very own secret garden beyond - the children will love playing and exploring the outdoors in this spectacular garden! From the lower patio, a path leads through the secure pedestrian gate to the front of the home, where a large driveway offers parking for 4-5 cars in front of the double garage, and a beautiful front garden creates a view that you'll be happy to pull up to every day.

The Location...

Egerton Village is an extremely popular location and it's easy to see why, with its stunning countryside, and fabulous walks in addition to all of the activities in the village. Egerton Park is in the centre which hosts an array of activities with Egerton and Walmsley Primary Schools close by. The village even has its own Cricket green as well as pubs, restaurants, shops and Bromley Cross Rail Station within walking distance. All of this makes Egerton, quite deservedly, in such high demand.

£485,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Impressive Detached Family Home
- Large Elevated Plot with Fantastic Views
- Lounge
- Dining Room
- Kitchen with Breakfast Lounge
- Downstairs W.C.
- Four Bedrooms
- 4-Piece Family Bathroom
- Substantial Rear Garden
- Driveway & Garage

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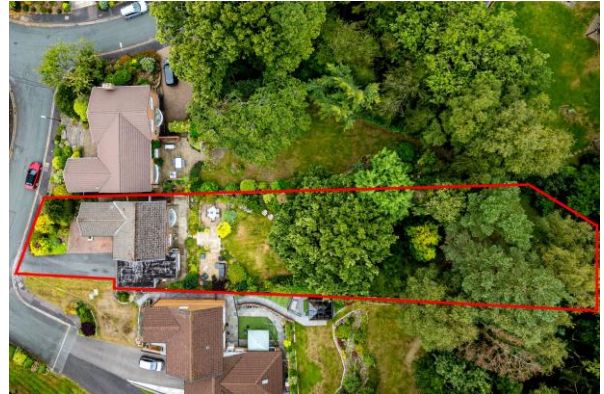
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External Elevation & Plot



Entrance Hall



Lounge





Dining Room



Kitchen with Breakfast Lounge



Guest W.C.



First Floor



Master Bedroom



Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom



Garden



Additional Garden Pictures



Agents Notes

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