

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.

17 Dewhurst Clough Road, Egerton, Bolton, BL7 9TY

Are you looking to put your own style on a property?

A two bedroom detached true bungalow in Egerton is positioned on an enviable sized plot, with huge potential to extend if further living accommodation is required! (subject to necessary planning)

We feel this property will generate lots of interest so you'd best be quick with this one! There is no upward chain to this one either.

The Property...

Located on Dewhurst Clough Road – a highly sought after street of well-presented properties where gardens are nurtured, and lawns are lovingly mowed. Bright and airy throughout with well-proportioned rooms, waiting for the next owners to put their own style into the property. From the front elevation, there is plenty of parking with a large driveway for several vehicles. Choose from the large drive or the secure garage to the rear accessed via an electric roller shutter door. The garage houses plumbing for a washing machine, storage and an exit door leading to the rear garden.

At the rear of property is a well kept garden, a flagged patio provides plenty of space for your garden furniture.

Step Inside...

An entrance porch leads you into the hallway from here you can either continue into the L-shape lounge-diner or access both bedrooms and the shower room. The 'L' shaped lounge flows through, where a lovely bay window provides views over the front, with space for a dining table to the rear. The kitchen looks out onto the back garden which is a private little suntrap! The kitchen includes an electric hob with extractor hood above, built in oven and an integrated fridge freezer. A pvc double glazed exit door leads out to the courtyard.

Both bedrooms are doubles with the master being particularly large with fitted furniture, while bedroom two overlooks the lovely rear garden. For extra storage, the inner hallway has a handy cupboard, ideal for the Hoover and ironing board. The shower room is also accessed from the inner hallway.

Outside...

The bungalow sits on an excellent sized plot, the rear garden is the perfect spot to sit and relax whilst admiring the views through the woodland and open countryside. The garden extends beyond the back

garden fence line, if a new purchaser wished to extend the bungalow to the rear it would still leave a generous sized garden to enjoy as there is scope to push the fence back if desired.

Out & About...

Situated on Dewhurst Clough Road, 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 and restaurants such as The Cross Guns, Bistro 341, Cibo, and Ciao Baby for classic Italian cuisine. For breakfast, brunch and lunch, explore the menus of local cafes such as Bakers...all within walking distance. Egerton Park has a playground for children and don't forget the cricket club which is outside your back door! Turton Golf Club is also nearby for those wishing to work on their drive.

£315,000

www.williamthomasestates.co.uk
454 Darwen Road Bromley Cross Bolton



- Detached True Bungalow
- Lounge
- Dining Area
- Kitchen
- Two Bedrooms
- 3 Piece Bathroom
- Generous Sized Gardens/Driveway/Garage
- Views to rear
- No Chain

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Front Elevations



L Shape Lounge-Diner





L Shape Lounge-Diner



Kitchen





Master Bedroom



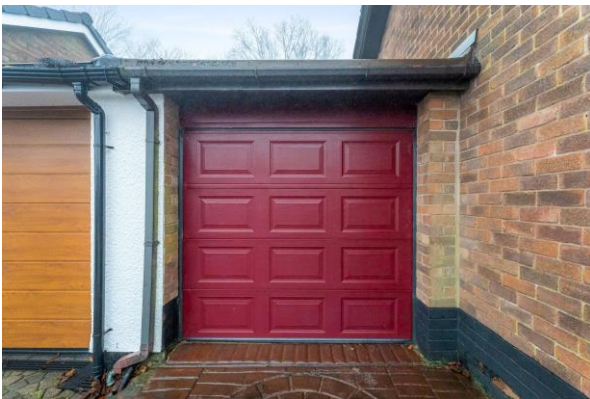
Bedroom Two



Shower Room



Garage



Rear Garden



Aerial Photos



Boundary Photos



Agents Notes

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