

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.

26 High Meadows, Bromley Cross, Bolton, BL7 9AR

The Property...

A detached bungalow set on the most enviable of corner plots. The property is in need of some general modernisation, perfect for anyone looking to put their own style on a property. Offering generous and versatile accommodation, the home is ideal for those looking to enjoy spacious ground floor living, with two well-proportioned double bedrooms. In addition, a staircase leads to two spacious attic rooms, providing flexible space that could be adapted to suit a variety of needs. Subject to the necessary planning permission and building regulations, there may be scope to extend the roof space and add dormer windows, similar to a number of neighbouring properties, creating the opportunity for a larger family home. A particularly attractive feature is the excellent outdoor space, with two separate driveways and a detached garage. This generous space is ideal for buyers requiring additional parking for multiple vehicles, a caravan or a motorhome.

A Closer Look...

Step into the welcoming entrance hallway, where a convenient guest WC is located to the left. The spacious lounge is filled with natural light, featuring an attractive fireplace and a large bay window overlooking the gardens.

The kitchen-diner can be accessed from both the hallway and the lounge, creating an excellent space for everyday family living and entertaining. There is ample room for a dining table and the kitchen is fitted with a range of white wall and base units. Integrated appliances include an oven, hob and extractor hood, with space for a dishwasher and fridge freezer. A separate utility room provides space for both a washing machine and tumble dryer, with a side door giving convenient access to the garden.

Continuing along the hallway, there are two well-proportioned double bedrooms and a stylish four-piece family bathroom. One bedroom benefits from fitted wardrobes, while the other enjoys views over the patio area. The bathroom comprises a vanity wash basin, WC with concealed cistern, bath and a large enclosed shower.

Returning to the hallway, double doors open into the bright and airy conservatory and patio doors open up to the garden, seamlessly connecting the indoor and outdoor living areas.

A staircase leads to two versatile attic rooms, offering flexible accommodation. Both rooms benefit from useful eaves storage and one features Velux windows that flood the space with natural light.

Step Outside...

Occupying a generous corner plot, the property enjoys well-maintained gardens to the front and side, offering plenty of outdoor space. The side garden offers a lawn surrounded by planting beds and is complemented by one of the property's two driveways. A gated pathway leads through to a further lawned

garden and a spacious patio, creating the perfect setting for outdoor dining, entertaining or simply relaxing during the warmer months. Steps descend to an additional well-maintained lawn, while a second driveway and detached garage provide excellent parking, making the property particularly well suited to those requiring space for multiple vehicles, a caravan or a motorhome.

The Location...

High Meadows is situated off Windy Harbour Lane/Chapelton Road in Bromley Cross and is within strolling distance of wonderful amenities! Bromley Cross Train Station, Turton High School, The Last Drop Village Hotel, Spa, Health & Leisure complex and Turton Golf Club to name a few. There are lovely cafes, bars and restaurants nearby, and a choice of supermarkets too. Bromley Cross is acknowledged as one of Bolton's most prestigious locations, being on the fringe of the West Pennine Moors and close to what is arguably Bolton's most beautiful countryside, with the Jumbles country park being virtually 'on the doorstep'.

£325,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

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info@wtestates.co.uk



- Detached Bungalow
- Envious Corner Plot
- Highly Desirable Quiet Location
- Lounge/Spacious Kitchen-Diner/ Guest WC
- Two Bedrooms
- Four-Piece Bathroom
- Conservatory
- Potential To Extend
- Driveways And Garage
- No Chain

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External Elevations



Entrance Hallway



Lounge



Kitchen-Diner



Kitchen-Diner



Utility Room



Hallway



Bedroom Two



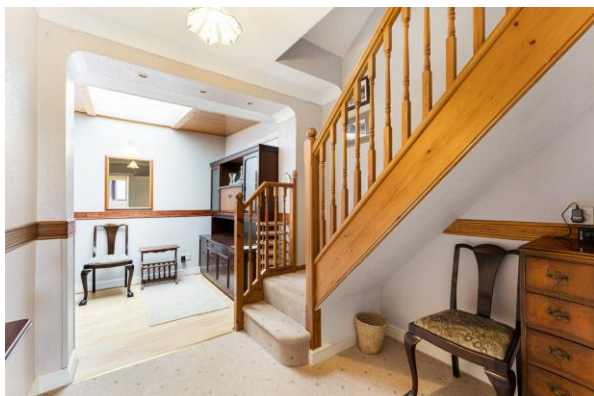
Bedroom One



Four-Piece Bathroom



Hallway



Conservatory



WC



Landing



Attic Room One



Attic Room Two

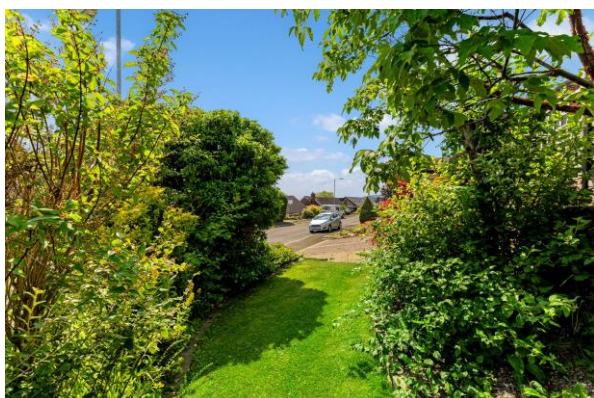


Gardens



Gardens





Driveway And Garage



External Elevations



Aerial Photo



Agents Notes

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