



Briggs Fold Road

Bolton, BL7 9SQ

£395,000



Perched in an elevated position within the well-established development of Briggs Fold Road in Egerton, this extended four-bedroom detached dormer bungalow sits on a fantastic plot and offers the opportunity for a spacious family lifestyle with expansive views to the front. The property is in great condition throughout, ready for its new owners to simply move in and enjoy.

Internally, the property briefly consists of four double bedrooms, two bathrooms, and a brilliant open plan lounge, dining area and kitchen, while externally the property includes a tandem driveway, internally connected garage, and a landscaped secluded rear garden.

The property was extended around 4 years ago and has been internally reconfigured downstairs to a large open plan layout, creating a social space that's perfect for family life! Let's take a closer look...



Spacious Family Living

After popping the car on the drive and stepping outside you notice how quiet and peaceful it is up here. Up a few steps to the front door, turn the key and step inside. Here behind the front entrance sits the brilliantly spacious open plan living area, where the lounge leads through to the dining area and the dining area through to the kitchen – such a great space! A rustic wooden media wall and complementary skirtings and radiator cover add contrast to the fresh white walls throughout this open plan lounge and dining area, while the glass patio doors stream natural light in.

Through to the kitchen in the extended part of the house and a kitchen island creates a spot that’s perfect for socialising – whether it’s over breakfast with the kids before school or chatting with friends over a bottle of red! This space will be wonderful in the summer months too, where the double glass doors will open onto the patio and allow for that fabulous indoor-outdoor lifestyle. The kitchen itself is of a modern finish with white worktops, grey units and complementary splashbacks; integrated appliances feature everything you need, including integral fridge and freezer, dishwasher, double oven, four-plate electric hob, plus sink and drainer with mixer tap.

Beds & Baths

The property is laid out in such a way that two large doubles and a shower room are positioned upstairs, and two more doubles and the main bathroom are downstairs at the front of the house – all of the bedrooms make the most of the views through the windows at the front. It’s safe to say that with this property there will be ample room for the whole family – the kids won’t be fighting for the best room as they are all doubles!

The main family bathroom has a brand-new suite, including bath, wash basin and WC, and is decorated in a neutral grey and white colour scheme. The shower room on the first floor features a three-piece suite – a shower, wash basin and WC.

Running along the rear of the bedrooms upstairs you will find a good amount of eaves space which could also be used for extra storage.

External Space

In addition to the front lawn and tandem double driveway, the property offers its new owners a single garage with internal access, and a large, landscaped back garden.

The garage is plumbed for a washing machine and is a handy space to keep the dryer too, as well as any other bits and bobs you might want to keep in there out the way.

As for the back garden, a decked area sits outside the two sets of patio doors from your lounge and kitchen – ideal for garden parties and BBQs in the summer. A decked path leads from this space to another patio at the top of the garden, ensuring you can make the most of the sun all day long as it moves through the sky. Between the patio and decked area is a lawn too! Plus, there’s space for a shed in the top corner providing extra storage if you have more stuff than the garage can handle.

Egerton & Surrounding Countryside

The position of this property, high within the Briggs Fold Road development, affords great views to the front where the Manchester skyline can be seen to the south and Winter Hill to the West. While boasting views as far as the eye can see, the centre of the sought-after village of Egerton is just at the bottom of the road, while Bromley Cross is just a few minutes’ drive too. Both Egerton and Bromley Cross have a fabulous selection of pubs, restaurants and shops. There’s a variety of good schools in the area too!

Being on the very outskirts of Bolton, Egerton is surrounded by beautiful countryside with several reservoirs nearby too, making it an ideal location for the lovers of countryside and the great outdoors. Whether you enjoy walking, running, cycling, or sailing, you have easy access to it all.

For those that commute, the A666 provides an easy route to the motorway network, and Bromley Cross Train Station, about a 5 minutes’ drive, provides direct access to central Manchester.

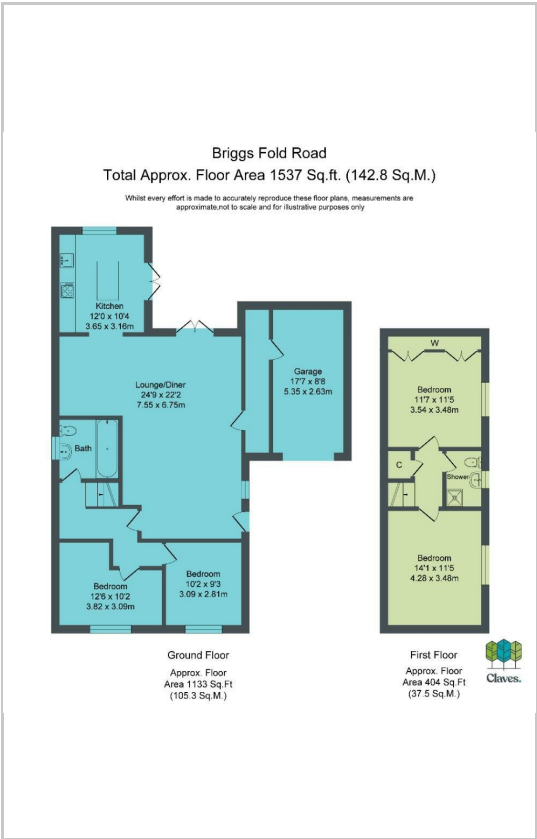
Services

Mains gas, electric, water, and drainage.

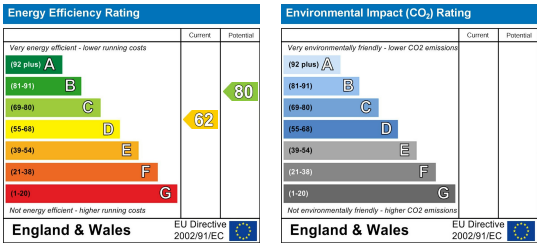
Area Map



Floor Plans



Energy Efficiency Graph



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