



## Kiln Brow

Bolton, BL7 9NR

**Offers over £440,000**



Nestled into one of Bromley Cross' most established and sought-after developments, this detached 3-bedroom dormer bungalow offers an attractive plot, spacious rooms, and a beautiful finish throughout. The well-proportioned plot features a tandem double drive with garage and landscaped gardens to front and rear, while internally the property briefly comprises a contemporary kitchen-diner, utility, 2 reception rooms, 3 double bedrooms and 2 bathrooms. Let's look at the finer details...



The Living Space

A welcoming entrance vestibule sits behind the front door in the centre of the home, and invites you into the first of two versatile reception rooms, both presented in excellent condition, giving you a flavour of what's in store here at number 13.

The dining room lies to the front of the home next to the kitchen, and the main lounge sits to the rear, showcasing floor to ceiling windows and glass double doors that open onto the back garden and patio area where natural light floods in, adding to the already bright and airy feel. This lovely lounge is sure to be a delight all year-round, with the glass doors swung open in the summer months to allow that indoor-outdoor living, and the gas fire creating a cosy warm glow when the autumn days draw in.

The spacious L-shaped kitchen-diner benefits from a top-quality modern finish and a generous footprint, it's ready to move into and perfect for family life. Inset kickboard lighting highlights the smart grey flooring, complementing the grey tones of the kitchen units, worktops, and splashbacks. The kickboards also feature inset heaters to ensure it's kept toasty warm during the colder winter months. Integrated appliances include wine cooler, dishwasher, electric double oven and 4 plate gas hob with extractor, sink with mixer tap and drainer, not to mention plenty of storage. This unique kitchen-diner is generous in size, affording enough room for a breakfast dining area and space for a sofa too where you can watch the wall mounted plasma TV (included in the sale) – whether it's cooking with family midweek or socialising with friends at the weekend, this kitchen is both practical and attractive alike.

...The cherry on top is the convenient utility to the rear of the kitchen including a separate WC and wash basin, a large Belfast style sink, plus further storage for your bits and bobs. This is a handy spot for laundry and owing to the tiled floor and glass double doors onto the patio, perhaps somewhere your four-legged friends can stay to get clean and dry after wet and muddy walks!

Bedrooms & Bathrooms

This unique house benefits from the master bedroom and bathroom being located on the ground floor, with the master framing colourful views of the vibrant garden through its glass double doors and large window – a refreshing sight to start your day with. The master is a fabulous size – very spacious but not too big, featuring fitted wardrobes and dressers and a walk-in wardrobe too. And of course like the rest of the home it is presented in pristine condition. The downstairs bathroom is right next to the master, giving it an en-suite feel, and features a three-piece shower suite including a shower cubicle, wash basin and WC, with contemporary tiled floor and walls that give a warm and welcoming ambience.

Upstairs the main bathroom is another generously sized room, featuring black and white tiling to the walls and floor, and a four-piece suite including bath, separate shower, wash basin, and WC. Two more double bedrooms are also found on the first floor, both with fitted storage and presented in excellent condition.

Peaceful & Private

In addition to the drive and beautifully presented front garden which features a lawn bordered by a variety of colourful shrubbery, the property boasts a peaceful and private haven to the rear...

A spacious patio sits below a vibrant landscaped garden where more colourful shrubbery borders a manicured lawn, and a water feature gives a subtle trickle, adding to the peace and tranquillity of this secluded spot. As the summer months are approaching, imagine inviting family and friends round for food and drinks under the warm sun, being proud of this delightful place you call home!

A Sought After Spot

Located in one of Bolton's most sought-after areas, Kiln Brow is situated just off Chapeltown Road in Bromley Cross. It is no surprise this location is so sought after, positioned on a well-established development near central Bromley Cross and Edgworth, benefitting from being in walking distance to a choice of local schooling, transport links and a variety of shops and all the amenities you'd need.

For those who enjoy the great outdoors, this property is placed on the fringe of the West Pennine Moors and close to stunning countryside, including Jumbles Country Park. This location is perfect for country walks and a variety of outdoor pursuits, plus nice country pubs, cafes and eateries to refuel after finishing your countryside strolls.

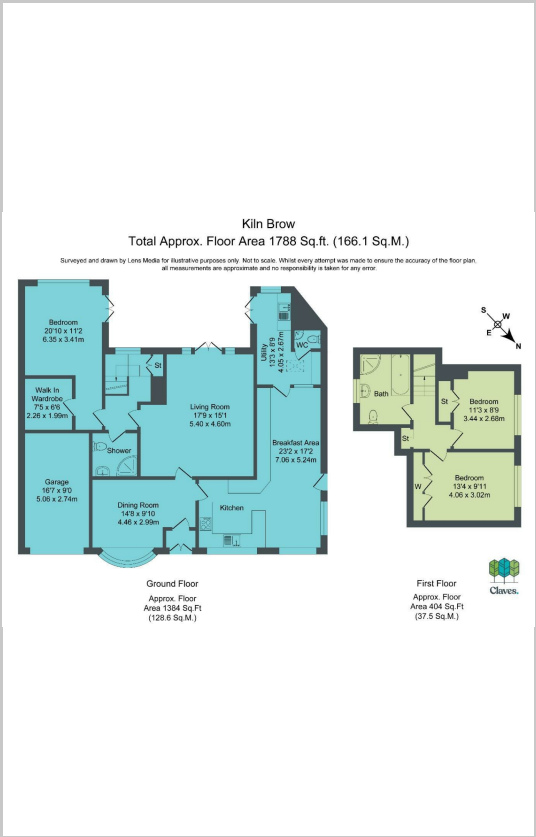
Services & Specifics

- We are advised:
- The property is Freehold.
- The property is tax band E.
- The property is heated via gas central heating with a British Gas combi boiler located in the garage.
- The property is alarmed.
- The property has a double drive and single garage with electric door.

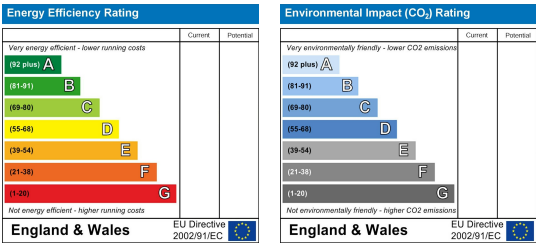
Area Map



Floor Plans



Energy Efficiency Graph



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