



Total area: approx. 155.3 sq. metres (1671.3 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned. Plan produced using PlanUp.



29 Somersby Drive, Bromley Cross, Bolton, Lancashire, BL7 9PX

Superbly presented and extended detached property situated on this highly popular residential estate. Offering excellent accommodation for a growing family the property is ideally situated for access to local shops, schools and railway station along with open countryside viewing is essential to appreciate the size and condition that the property offers

Offers In The Region Of £350,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		68	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		





Located in a cul-de-sac position this extended detached property occupies and corner plot and has been extended to the side and rear to make a fantastic family home. Ideally situated for access to local shops, high schools and infant / primary schools within walking distance and Bromley Cross station giving access to Blackburn or Manchester and beyond. The property comprises:- Entrance hall, extended lounge, dining room, superb kitchen fitted with a modern range of gloss white units with contrasting worktops with built in and integrated appliances. cloakroom w.c. and utility room. To the first floor there are three double bedrooms all with fitted wardrobes or fitted furniture the master having a dressing room and en suite shower room. Stunning family bathroom with four piece suite. Outside there are open plan gardens to the front with driveway parking for two cars leading to an integral single garage. To the side is a large enclosed garden with artificial grassed area and large paved patio, ideal for entertaining family and friends. Viewing is essential to appreciate all that is on offer with this property.

Entrance Hall
Radiator, karndean flooring, coving to ceiling, carpeted stairs to first floor landing, double glazed entrance door, door to:

Lounge
17'7" x 20'6" (5.35m x 6.26m)
Window to front, uPVC double glazed window to front, two double radiators, oak flooring, coving to ceiling.

Kitchen
16'3" x 11'8" (4.96m x 3.55m)
Fitted with a matching range of modern white base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, pull out pantry cupboard with wire shelving, stainless steel sink unit with single drainer and mixer tap. integrated dishwasher, built-in eye level electric fan assisted double oven, five ring hob with extractor hood over, built-in microwave, twodouble glazed velux skylight to rear, heated towel rail, radiator, karndean flooring, ceiling with recessed LED spotlights, open plan dining area, door to:

Dining Area
9'8" x 8'8" (2.94m x 2.63m)
UPVC double glazed bay window to front, double radiator, coving to ceiling.

WC
Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and low-level WC, radiator, karndean flooring.

Garage
Integral brick built single garage, up and over door.

Utility
5'8" x 13'0" (1.73m x 3.96m)
Fitted with a modern white base and eye level units with underlighting, cornice trims and contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, two skylights, two radiators, karndean flooring, uPVC double glazed door to garden.

Landing
UPVC double glazed window to rear, radiator, door to:

Dressing Area
7'6" x 7'3" (2.28m x 2.21m)
With a range of wardrobes built-in double wardrobe with sliding doors, hanging rails and shelving, built-in double wardrobe(s) with sliding doors, hanging rails and shelving, laminate flooring, coving to ceiling with recessed spotlights, two sliding doors, open plan to:

Bedroom 1
13'2" x 9'11" (4.02m x 3.03m)
UPVC double glazed window to front, fitted matching dressing table, bedside cabinets and drawers, radiator, laminate flooring, coving to ceiling with recessed spotlights, door to:

En-suite Shower Room
Fitted with three piece suite comprising tiled double shower enclosure with rain fall shower head, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, uPVC frosted double glazed window to rear, laminate flooring.



Bedroom 2
10'3" x 15'0" (3.13m x 4.58m)
Two uPVC double glazed windows to front, fitted bedroom suite with a range of wardrobes comprising two fitted single wardrobes with hanging rails, shelving and drawers, further two fitted double wardrobes, fitted matching dressing table, vanity mirror and drawers, laminate flooring, coving to ceiling with recessed spotlights.

Bedroom 3
10'2" x 10'3" (3.10m x 3.12m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted single wardrobes with hanging rails, shelving and drawers, further built-in double wardrobe(s), fitted matching dressing table and vanity mirror, laminate flooring, coving to ceiling with recessed spotlights.

Bathroom
Fitted with four piece suite comprising deep panelled bath with mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled double shower enclosure with power shower over, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, uPVC frosted double glazed window to rear, built-in storage cupboard, laminate tiled flooring, door.

Outside
Open plan front garden, double width block paved hard standing to the front leading to garage and with car parking space for two cars, caravan(s) with lawned area. Spacious side garden enclosed by timber fencing to front, rear and sides with artificial lawned area, paved pathway, large paved sun patio. Gated access.