

296 Turton Road, Bromley Cross, Bolton, BL2 3EF



## Offers In The Region Of £395,000

\*\*\*\* Reduced £10,000 \*\*\*\* Superbly presented and extended 3 bedroom semi detached property. Ideally located for access to local amenities sought after local schools, shops and within easy walking distance for Bromley Cross railway station accessing links to Manchester, Blackburn and beyond. The property offers stunning accommodation which comprises Porch, hallway, wc, lounge with bay to front, large open plan living kitchen diner with built in appliances island unit, wood burner and bi fold doors to rear garden. To the first floor there are 3 generous bedrooms and bathroom with three piece modern suite plus walk in walk out rainfall shower area. Outside there is extensive parking for 3 cars to the front plus extra area to the side, to the rear there are multi level patios utility area and workshop along with a 4 hole putting green and netted driving area. Viewing is essential to appreciate all that is on offer.

- Deceptively Spacious Period Semi Detached
- 3 Generous Bedrooms
- Large Rear Garden
- Sold With No Chain & Vacant Possession
- EPC Rating C
- Stunning Open Plan Living Kitchen Diner
- Superb Bathroom with Feature Shower Area
- OffRoad Parking
- Close To Station & Schools
- Council Tax Band D



\*\*\*\* Reduced £10,000 \*\*\*\* Deceptively spacious and extended semi detached family home, the property offers fantastic living accommodation which is being sold with no chain and vacant possession and is ideally located for access to sought after local schools with both Canon Slade and Turton High School being within walking distance along with the Jumbles country park and railway station at Bromley Cross giving a direct link into Manchester and beyond. The accommodation comprises : Porch, entrance hall, cloakroom wc. Spacious lounge, superb extended open plan living kitchen diner with fitted units built in appliances wood burner and bi fold doors to the rear garden. To the first floor there are 3 generous bedrooms and a stunning bathroom fitted with a modern suite with walk in walk out shower area. Outside there is ample off road parking to the front for 3 vehicles and to the rear is an extensive multi level garden with large paved patio, steps leading down to a further patio area and well stocked flower beds, brick built garden shed / workshop and its own private golf driving nets and putting area. Viewing is essential to appreciate all that is on offer with this special property.

### **Porch**

Quarry tiled flooring, double glazed composite entrance door, door to:

### **Entrance Hall**

Frosted leaded window to side, radiator, oak flooring, carpeted stairs to first floor landing, door to:

### **WC**

Fitted with two piece suite comprising, wall mounted wash hand basin with mixer tap, low-level WC and extractor fan, oak flooring.

### **Lounge 14'8" x 13'11" (4.48m x 4.25m)**

UPVC double glazed leaded box window to front, coal effect gas fire set in modern surround, oak flooring, coving to ceiling.



### **Living/Kitchen/Diner 19'8" x 23'1" (6.00m x 7.04m)**

Fitted with a matching range of oak fronted base and eye level units with underlighting, drawers, cornice trims and contrasting dark grey granite worktops, matching island unit with cupboard drawers under, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, space for range with extractor hood over, built-in microwave, window to rear, fireplace with flagged hearth, cast- solid fuel burner stove with glass door in chimney, timber mantle over, built-in under-stairs boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, double radiator, oak flooring part tiled flooring, coving to ceiling with recessed spotlights, door, double glazed bi-fold doors to garden.

### **Landing**

Door to:

### **Bedroom 1 15'2" x 13'11" (4.62m x 4.25m)**

UPVC double glazed bay window to front, feature original fireplace with tiled surround and tiled hearth, radiator.

### **Bedroom 2 12'6" x 12'6" (3.81m x 3.82m)**

UPVC double glazed window to rear, two built-in double wardrobes with hanging rails and shelving, feature fireplace with tiled surround and tiled hearth, radiator.

### **Bedroom 3 8'4" x 8'10" (2.53m x 2.69m)**

UPVC double glazed window to front, radiator, oak flooring.

### **Bathroom**

Fitted with four piece modern white suite comprising deep panelled bath with hand shower attachment over and mixer tap, wall mounted wash hand basin with mixer tap, walk in and out tiled double shower area with rainfall shower head, low-level WC, full height tiling to all walls, heated towel rail, extractor fan, uPVC double glazed window to rear, tiled flooring.

### **Outside**

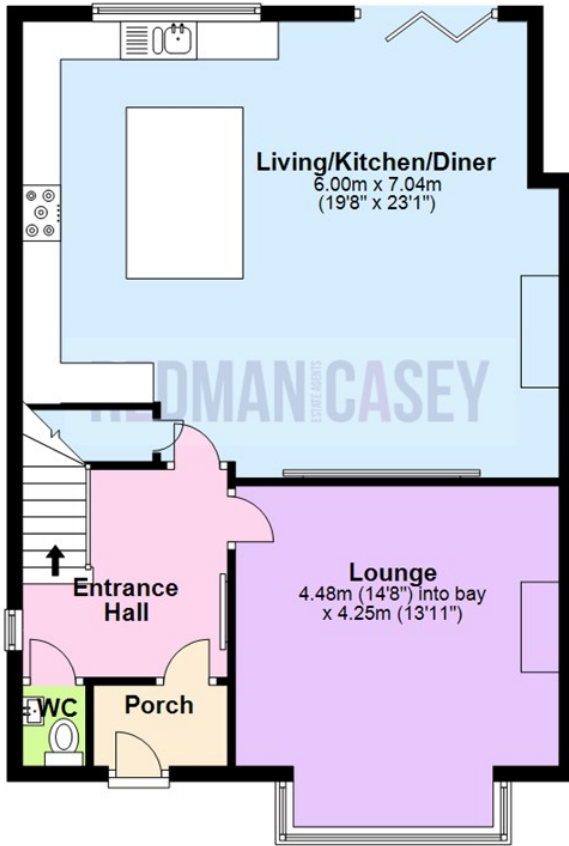
Front garden, enclosed by dwarf stone wall and timber fencing to front and sides, extensive tarmac driveway to the with car parking space for three cars.

Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large multi level paved sun patios, brick-built garden shed / workshop, mature flower and shrub borders. artificial grass golf driving net and putting green.



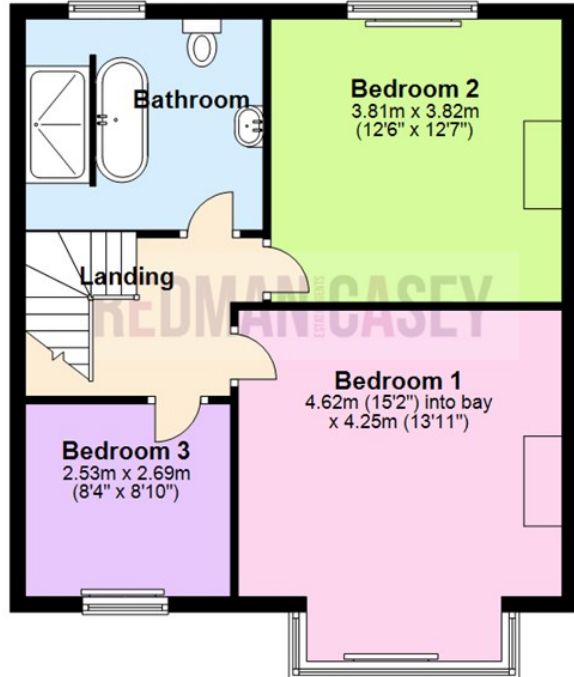
### Ground Floor

Approx. 69.0 sq. metres (742.7 sq. feet)



### First Floor

Approx. 54.9 sq. metres (590.4 sq. feet)



Total area: approx. 123.9 sq. metres (1333.1 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.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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