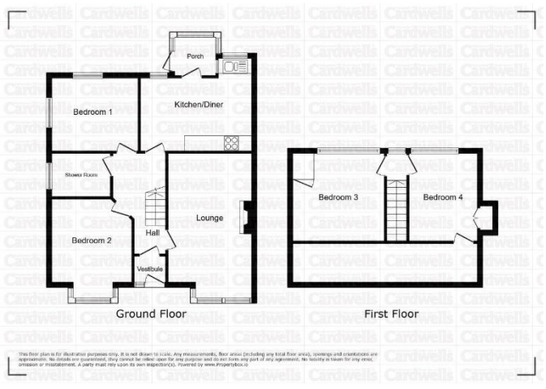










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HOUGH LANE, BROMLEY CROSS, BL7 9DB



- Spacious four-bedroom semi-detached
- Flexible accomm extending to approx 958 sq ft
- Generous living and reception space
- Adaptable layout to suit a range of lifestyles
- Popular Bromley Cross location
- Convenient schools, shops & transport links
- Nearby access country walks & local amenities
- Ideal families, downsizers, versatile living space







Offers Over £265,000

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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Nestled within the ever-popular village location of Bromley Cross, this deceptively spacious four-bedroom semi-detached property offers flexible accommodation suited to a variety of buyers, including families, professionals and those looking to enjoy predominantly single-level living. The property boasts a well-balanced layout featuring generous reception space, a fitted kitchen, four well-proportioned bedrooms and versatile rooms that can easily be adapted for home working, hobbies or guest accommodation. Approximately 89 sq m (958 sq ft) of living space provides plenty of room for modern-day living. Externally, the property benefits from delightful gardens and a residents parking area with a private space. Whilst its convenient position places local shops, schools, transport links and countryside walks all within easy reach. Bromley Cross railway station is nearby, offering excellent commuter access to Bolton, Manchester and beyond. Combining space, practicality and a sought-after residential setting, this attractive bungalow presents a fantastic opportunity to acquire a comfortable and adaptable home in one of Bolton's most desirable locations. To arrange a viewing please contact Cardwells estate agents Bolton, 01204 381 281 bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door.

Vestibule:

Entrance hall: Radiator, staircase to the landing.

Lounge: 16' 1" x 11' 1" (4.90m x 3.38m) uPVC double glazed bay window front aspect, two radiators, feature fireplace incorporating a wood burning stove, coving, spotlights to the ceiling.

Kitchen dining room: 13' 5" x 9' 5" (4.09m x 2.87m) 2 uPVC double glazed windows rear garden aspect, contemporary fitted wall and base units with complementary work surfaces and fitted dining table, built in 'Bosch' oven and microwave oven, space and plumbing for a washing machine space for a tumble dryer, integrated dishwasher, stainless steel sink unit with mixer tap, radiator, inset spotlights to the ceiling, four ring gas burner hob, with a concealed extractor above, recess display lighting beneath the wall units.

Rear porch: uPVC door with uPVC double glazed windows, rear garden aspect.

Bedroom 1: 10' 9" x 10' 7" (3.27m x 3.22m) uPVC double glazed bay window front aspect, radiator below.

Bedroom 2: 11' 6" x 8' 10" (3.50m x 2.69m) 2 uPVC double glazed windows incorporating plantation shutters, garden aspect, radiator.

Shower room: 7' 7" x 5' 7" (2.31m x 1.70m) uPVC frosted double glazed window side aspect, contemporary White suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin inset to a vanity unit, tiled floor, tiling to the walls, heated towel rail, inset spotlights the ceiling.

Landing: uPVC double glazed window rear aspect.

Bedroom 3: 11' 11" x 11' 4" (3.63m x 3.45m) uPVC double glazed window rear aspect, radiator below, built-in eaves/storage cupboard.

Bedroom 4: 11' 4" x 8' 10" (3.45m x 2.69m) uPVC double glazed window rear aspect, radiator below, two fitted eaves/storage cupboards.

Outside: Front There are two laid to lawn garden areas and a paved pathway. The pathway continues along the side elevation. A wooden gates gives access to the side, which is mostly paved with an outside tap and a security light. Rear There is a paved patio area and steps lead up to a generous sized laid to lawn garden.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 990 years from 1 August 1957

Council tax: Cardwells estate agents Bolton research indicates the property is band C £2133

Total area: Cardwells estate agents Bolton research indicates the property is approximately 958 sq ft.

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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