# **DRAFT**

# 4 Barnfield Close, Egerton, Bolton, BL7 9UP

**The Property**- An extensively extended Semi-detached house set in the desirable village of Egerton, boasting wonderful views to the front looking over Winter Hill. The property has the addition of a double storey extension to the side and a single storey extension to the rear. Comprises in brief, entrance porch, lounge, dining room, breakfast kitchen with study area, downstairs WC/utility room, four bedrooms and a 3 piece bathroom.

**Step Inside**- Into your entrance porch, the first room to discover is your lounge, a window presents picturesque views towards Winter Hill. A gas fire will keep the room cosy and warm through those cold winter months. Timber/glazed bi-folding doors lead to the extended dining room, this room benefits from a velux window and a sliding patio gives access to outside. Next to the dining room is your extended breakfast kitchen with a study area and just off the study area is a handy downstairs Wc/utility room which houses the combi-boiler.

**Bedtime & Baths**- Thefirst floor landing connects you to four bedrooms and your family bathroom. Bedrooms two, three and four provide those lovely views towards Winter Hill.

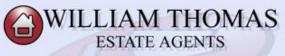
**Step Outside-**The low maintenance rear garden is mainly block paved with an additional flagged patio area. To the front is a driveway for off road parking.

**Out And About**- Egerton Village, is an extremely popular location and it's easy to see why, with its stunning countryside, and fabulous walks in addition to all of the activities in the village. Egerton Park is in the centre which hosts an array of activities with Egerton and Walmsley Primary Schools close by. The village even has its own Cricket green as well as pubs, restaurants, shops and Bromley Cross Rail Station within walking distance. All of this makes Egerton, quite deservedly, in such high demand. The countryside is literally on your doorstep, just a hop skip and jump to the bridle paths leading to Turton Golf Course & Turton Tower for tranquil walks and outdoor pursuits.

£0.00

## www.william thomas estates.co.uk

454 Darwen Road Bromley Cross Bolton



EL: (01204) 590150 FAX: (01204) 590131



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## Lounge





## **Dining Room**







## Kitchen/Study Area









**Downstairs Wc/Utility Room** 





First Floor

## Bedroom 1





Bedroom 2





Bedroom 3





Bedroom 4

## **Family Bathroom**



#### Views





## Outside





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#### **Agents Notes**

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