



**WILLIAM THOMAS**  
ESTATE AGENTS

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## **DRAFT**

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

## **7 Bridle Dell, Egerton, Bolton, BL7 9QW**

Nestled in the tranquil neighbourhood of Egerton, this charming five-bedroom detached family home is an ideal for growing families seeking the perfect blend of comfort, convenience, and a picturesque setting. Located within a stone's throw of excellent schools and local amenities, this attractive home provides the ideal backdrop for creating lasting memories with your loved ones.

### **A Closer Look...**

As you approach, you'll be greeted by a spacious block-paved driveway that easily accommodates two or more cars, ensuring hassle-free parking and practicality.

Stepping through the white UPVC door, you'll enter a bright and welcoming entrance hallway. Laminate flooring and thoughtfully designed under-stairs storage cupboards provide functionality for daily life. To the left of the hallway, you'll discover the heart of the home, a well-proportioned kitchen-dining room. The kitchen features cream shaker-style units, quartz worktop, and a range of integrated appliances, including a fridge-freezer, washing machine, dishwasher, and Neff stainless steel oven, grill, gas hob, extractor hood, and microwave.

Adjacent to the kitchen is the dining area, adorned with neutral cream floor tiles and plenty of space for family gatherings. Double patio doors lead to a delightful conservatory, where you can bask in the serene views of the garden and the leafy, mature trees in the backdrop. Glazed patio doors provide seamless access to the garden, inviting the outdoors in.

Across the hallway, the inviting lounge beckons with a gas feature fireplace, complete with a stone surround. Glazed double doors open up to the outdoor patio, perfect for opening the room up for relaxation and entertaining during warmer months.

Back in the hallway there is a convenient downstairs WC, featuring part-tiled elevations, a WC, pedestal basin, and a radiator. There is also internal access to the garage.

### **Up to Bed...**

Venture upstairs, where a winder staircase leads to three bedrooms and a family bathroom. The master bedroom is a spacious double, boasting fitted furniture that ensures ample storage. Large windows frame tranquil views. The master en-suite is a luxurious retreat, featuring a four-piece design with a bath, separate shower, sink basin, WC, and a heated towel rail. Fully tiled elevations in neutral tones complete the elegant aesthetic.

The second bedroom is generously sized, with fitted furniture and a bay window, making it an ideal space for an older child. The third bedroom offers a generous single-sized layout, also equipped with fitted

furniture and a bay window. The family bathroom features fully tiled elevations in neutral tones, a shower cubicle, WC, pedestal basin, heated towel rail, and shaver socket.

**Up to the Attic...**

Ascending to the attic, you'll find two additional double-sized bedrooms, illuminated by Velux windows. A second family bathroom provides comfort and convenience, boasting a bath, WC, basin, heated towel rail, fully tiled elevations, and a Velux window. A storage cupboard/wardrobe space is perfect for organizing your winter coats and belongings.

**In the Garden...**

Step into your garden oasis, where a flagged patio area sets the stage for family BBQs during the summer. The wrap-around lawn and the mature wooded area at the rear create an enchanting playground for your little ones to explore. The garden is fully fenced, offering safety and privacy, and a wooden pedestrian gate ensures easy access to the driveway.

**Out and About...**

Peacefully set on the edge of Egerton Village, this is a fabulous setting for families with great schools and amenities nearby. Why not pay a visit to one of the fantastic local cafés, restaurants or pubs such as The Thomas Egerton, Cibo, or Bakers, all within close walking distance. For those who love to spend their spare time in nature, there are plenty of footpaths leading to amazing walks in the countryside, and Egerton Park just around the corner for an afternoon with the children.

**£500,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

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- No Chain
- 5 Bedroom Detached
- Perfect Family Home
- 3 Bathrooms & Downstairs WC
- Kitchen-Diner
- Conservatory
- Large Driveway
- Garage

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**Entrance Hallway**



**Kitchen**



**Dining Area**



**Conservatory**



**Lounge**



**Downstairs WC**



**Landing**



**Master Bedroom**



**Master En-suite**



**Bedroom 2**





**Bedroom 3**



**Family Bathroom**



**Stairs to Attic**



**Bedroom 4**



**Bedroom 5**



**Second Family Bathroom**



**Garden**



### Additional Garden Pictures



### External Elevations



### Front Elevation



### Agents Notes

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