



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 _____

5 Dunscar Square, Egerton, Bolton, BL7 9EQ

Welcome to 5 Dunscar Square...A beautiful garden fronted, stone cottage in an excellent position, ideally located in Bromley Cross and backing on to Dunscar Woods. Lovingly modernised to provide comfortable daily living, while maintaining traditional charm. Briefly comprising of lounge, dining kitchen, two great sized bedrooms and a 4-piece bathroom, with stunning views to the front of the property.

A Closer Look...

Step through the inviting composite front door into the lounge, where warmth and comfort await you. This bright and spacious room features laminate wooden flooring that adds a touch of elegance to the space. The focal point of the room is the original stone fireplace, accentuated by a cast iron Portway living flame gas fire, creating a cozy ambiance that's perfect for intimate gatherings and relaxed evenings at home. Moving towards the back of the home, you'll find the kitchen, a delightful space that embodies the charm of a cottage dining kitchen. Stone effect tiled floors provide durability while adding rustic charm to the room. Sage green base and cream wall units complement the solid butcher's block worktops, creating a harmonious blend of style and functionality, and a classic Belfast sink adds character and practicality to the space. The original stone chimney breast with an integrated extractor adds a touch of authenticity to the kitchen and provides the perfect spot for a range cooker, adding to the room's character and functionality. A composite stable door leads to the rear courtyard.

Whether you're enjoying quiet evenings by the fireplace in the lounge or whipping up delicious meals in the charming kitchen, every corner of this home exudes warmth, character, and timeless appeal, making it a special place to call home.

Up To Bed...

The master bedroom is an excellent size, easily accommodating a king-sized bed. A large window serves as a picturesque frame, offering stunning views overlooking Dunscar Woods, infusing the room with tranquillity and inviting natural light to illuminate the space. Fitted wardrobes line one wall, offering convenient storage solutions to keep your belongings organized and your home clutter-free.

Bedroom two is a versatile space, currently used as a spacious dressing room, and boasts in-built storage cupboards, providing practical storage solutions while maximizing space utilization. Pleasant leafy views to the rear of the home add to the room's appeal, creating a serene and peaceful ambiance that's perfect for relaxation and rest.

The bathroom, fully tiled in warm neutral tones, houses a 4-piece suite including bath, W.C., pedestal basin, shower in corner enclosure, and chrome heated towel rail.

Outdoor Oasis...

To the rear of the property lies a charming cobbled courtyard, offering communal access and adding to the character of the surroundings. This outdoor space provides a quaint setting for residents to enjoy fresh air and socialize with neighbours.

The front of the house has a stone patio, with mature hedges for privacy. This tranquil outdoor area provides a serene spot for relaxation and outdoor dining, allowing you to unwind and enjoy the peaceful surroundings. And of course, you are in front of Dunscair Wood –14 acres of woodland, perfect for morning walks with the dog or taking a picnic over to the grassy fields during summer months! With its quaint courtyard, serene patio, and proximity to Dunscair Wood, this property offers the perfect blend of indoor comfort and outdoor tranquility, providing residents with a peaceful retreat to call home.

The Location...

Dunscair Square sits behind Darwen Road, in Bromley Cross and benefits from being close to all local amenities while having a semi-rural outlook due to its location overlooking Dunscair Woods. Bromley Cross is acknowledged as one of Bolton's most prestigious locations being on the fringe of the West Pennine Moors and close to beautiful countryside. Within very easy reach of Bromley Cross Train Station and good daily amenities including schooling at all levels, and local independent shops, restaurants, pubs such as The Nook and Cranny, The Retreat, Cibo and Bakers.

£0.00

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Beautiful Stone Cottage
- Lounge with Cast Iron Gas Fire
- Dining Kitchen
- Original Features & Traditional Charm
- Two Good Sized Bedrooms
- 4 Piece Bathroom
- Cobbled Courtyard to Rear
- Garden/Patio to Front
- Overlooking Dunsicar Woods
- Close to Local Amenities

5 Dunsicar Square, Egerton, Bolton, BL7 9EQ

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£0.00

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Front Elevation



Lounge



Kitchen



Kitchen Additional Pictures



Master Bedroom



Bedroom 2





Bathroom



External Elevations And View



Agents Notes

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