



**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 \_\_\_\_\_

## **2 Egerton Road, Belmont, Bolton, BL7 8BT**

Welcome to 2 Egerton Road...

A beautiful four-bedroom detached stone family home, set over three floors and offering effortless modern living surrounded by nature and the great countryside. Built in 2017 and set within an exclusive development backing onto a large pond, this home offers a great opportunity for growing families who want to be within easy access of local amenities and great schools, while remaining semi-rural. Viewing is highly recommended to appreciate this fantastic property.

A Closer Look...

After parking up on the driveway, step through the composite front door into the entrance hallway. Wooden LVT flooring welcomes you underfoot and continues into the modern kitchen-diner. With modern contrasting gloss white and grey base and wall units, quartz worktops and integrated Neff appliances, this kitchen is well equipped to handle busy family mealtimes with ease! A kitchen island houses the inset sink and integrated dishwasher, with breakfast seating to one side, and there is ample space for a dining table in front of the double windows.

The lounge sits to the rear of the ground floor, with plush neutral carpets and bi-fold doors spanning the width of the room – perfect for opening the home up to warmer summer months and enjoying easy transitions between the garden and home. A downstairs W.C. offers convenience for guests.

Off to Bed...

On the first floor, you'll find three bedrooms and the family bathroom, while the master with en-suite occupies the top floor. The master bedroom offers ample space for a super-king sized bed and furniture alongside the fitted wardrobes. A Juliet balcony looks over the rear aspect of the home, with wonderfully relaxing views of the pond and mature woodland. The fully tiled en-suite has a large walk-in shower, a wall-hung basin, concealed cistern W.C. and heated towel rail. From the second-floor landing, there is also access to plenty of storage space in the eaves of the attic.

Bedroom two, also a well-sized double, sits to the front of the home and benefits from an en-suite. With part tiled elevations, a generous shower enclosure, wall-hung basin, W.C. and heated towel rail. The third and fourth bedrooms both sit to the rear of the property and enjoy those fantastic views.

#### Outside Oasis...

Step through the bi-fold doors into your own slice of paradise. A flagged patio sits just outside, ready for your garden furniture and BBQ, and a well-sized lawn offers plenty of space for the kids to play. The garden area is fenced for safety as it backs onto the serene pond, with a gate to provide access. A path leads around the side of the home to the driveway for convenience. Beyond the fenced garden, the property boundary extends right along the water (see the aerial picture for details), which offers the opportunity to sit and enjoy a coffee right at the waters edge or perhaps enjoy a sunny day canoeing on the pond! To the front of the property, there is a driveway with space for two cars, as well as additional land for guest parking which belongs to the property.

#### The Location...

Belmont village is a semi-rural location on the edge of Bolton. It is a highly desirable area and caters for a good variety of buyers from younger growing families to those retiring at the end of a longer career and seeking a rural retreat. Fantastic views and countryside walks surround the property, making this the ideal location for people who love walking/hiking and the village way of life. There are a good selection of pubs, cafes and restaurants close by and Belmont Primary School is a stone's throw away. The exclusive development of Waterside, Belmont, allows residents to enjoy semi-rural living in a beautiful location, with all of the perks of village amenities. With easy transport links to Bolton, Manchester or Blackburn, this property has a lot to offer for growing families or professional couples who want the best of both worlds!

**£0.00**

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

454 Darwen Road Bromley Cross Bolton



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- Stunning Detached Home
- Four Bedrooms / Two En-Suite
- Modern High Specification Kitchen-Diner
- Lounge with Bi-Fold Doors to Garden
- Rear Garden
- Backing onto Beautiful Pond & Nature
- Large Plot
- Located in Belmont - Idyllic Village Life
- Viewing Highly Recommended

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### External Elevations



### Entrance Hallway

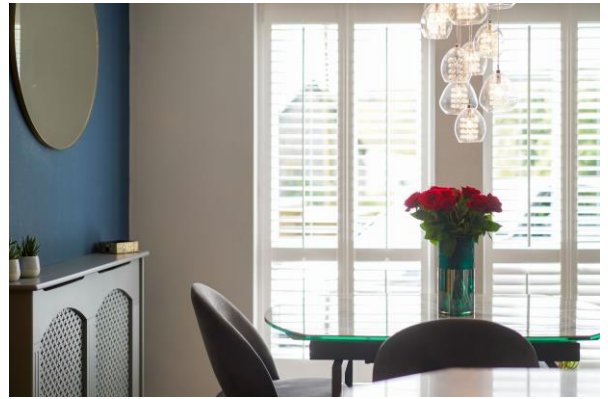


Lounge



Kitchen-Diner





**Kitchen-Diner Additional Pictures**



**Downstairs W.C.**



**First Floor**



**Bedroom Two with En-Suite**







**Bedroom Three**



**Bedroom Four / Home Office**



**Family Bathroom**



**Second Floor**



**Master Bedroom**



**Master En-Suite**



Garden



Additional External Pictures





### Agents Notes

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