



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

## **1 Brierholme Avenue, Egerton, Bolton, BL7 9XL**

**Welcome to 1 Brierholme Avenue...**An attractive and exceptionally spacious detached family home, situated on a large plot on a quiet family-oriented neighbourhood in Egerton. Thoughtfully extended by the current owners, this property offers an abundance of living space, both indoors and outside – perfect for growing families looking for their forever home. The ground floor boasts three reception rooms, as well as a modern dining kitchen and downstairs W.C., while upstairs offers five double bedrooms, two with en-suites, and a luxurious family bathroom. Book your viewing to see all that this home has to offer!

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

After parking on the driveway or in the double garage, step through the front door into a bright and welcoming entrance hall. Solid wooden floors offer a timeless grace that will withstand busy family life, and the beautiful décor will impress any guests! To your right is the lounge, with dual aspect windows offering leafy views to both the front and rear of the home, and a feature gas fireplace for those cosy nights in. Either retrace your steps through the entrance hall or take the door to the rear of the lounge to find the dining room and kitchen, giving the home a great flow for everyday living. The kitchen, with a range of white base and wall units host integrated appliances, such as Neff oven, microwave, 5-ring gas hob with extractor, dishwasher and fridge-freezer. There's ample space for a family dining table too, saving the dining room for more formal meals. Just off the kitchen is a handy utility, with plumbing for your washing machine alongside storage units with a stainless-steel sink, and a door to the side of the home. The dining room opens to an orangery with vast skylights; the ideal spot to relax after dinner with friends and double patio doors lead to the garden.

Back along the hallway, there is another ground floor reception room with wooden floors and sliding patio doors to the garden. Currently used as a games room, this space offers versatility and could easily function as a children's snug lounge, home office or ground floor bedroom. A downstairs W.C. offers convenience with part tiled elevations in warm neutral mosaics.

The home also benefits from solar panels fitted on the roof, which alongside a Hive thermostat system, offer significant savings from your utility bills!

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

Upstairs, the spacious and bright landing connects you to five well sized bedrooms, two with en-suites, a family bathroom, and access to the loft via pull-down ladders.

The master bedroom benefits from a range of fitted furniture, as well as a modern shower en-suite with part tiled elevations, vanity basin and heated towel rail. Bedroom two sits in the extension and offers a

dual aspect suite, with a walk-in wardrobe which leads to a spacious 4-piece en-suite. The third bedroom, also a large double size, boasts dual aspect windows to the front and rear gardens and a range of fitted furniture. Bedrooms four and five are both double sized with in-built wardrobes. The family bathroom, fully tiled in soothing neutral tones, is the perfect space to pamper and relax in the bath at the end of the day. Completing the space is a white vanity basin with storage, W.C. and chrome heated towel rail.

**Outside Oasis...**

The large wraparound garden offers plenty of space for the whole family to enjoy, with a large well-kept lawned garden to the side with a terrace surrounded by mature hedges and trees. To the rear of the home is another patio just outside the orangery, ideal for BBQs with friends and family. Steps lead to a raised terrace to enjoy every drop of sunshine, with mature planting and even steps to a secret garden and space for a summerhouse!

**The Location...**

Brierholme Avenue is a highly sought-after area for families in Egerton, and properties don't come to market very often so be sure to be quick with this one! It is quiet, well presented, and positioned in an Egerton postcode, but equally as close to the convenient amenities of Bromley Cross. If you're looking for a spacious family home in a family-oriented neighbourhood, close to good schools, transport links, and an abundance of local cafes, pubs, and restaurants, then look no further.

**£600,000**

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- Spectacular Detached Family Home
- Extended & Presented in Show Home Condition
- Dining Kitchen
- Three Reception Rooms
- Five Double Bedrooms / Two En-Suite
- Expansive Wraparound Gardens
- Double Garage / Driveway
- Great Location - Ideal for Nursery and Schools
- Close to Local Amenities
- Viewing is Highly Recommended

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**Front Elevation**



**Entrance Hallway**



**Lounge**

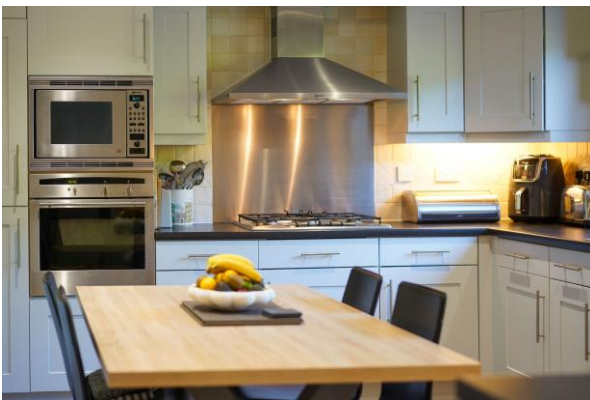




### Dining Room/Family Lounge



**Kitchen**



**Utility**



**Second Reception / Games Room**



**Downstairs W.C.**



**First Floor**



**Master Bedroom**







**Master En-suite**



**Bedroom Two**





**En-suite**



**Bedroom Three**



**Bedroom Four**



**Bedroom Five / Home Office**



**Family Bathroom**





**Side Garden**



Rear Garden



Aerial Pictures





### Aerial Plot Picture



### Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property