



- Deceptively Spacious Detached Family Home
- Modern Living Accommodation Set Over Three Floors
- Extended to Rear
- Impressive Open Plan Kitchen-Family Room
- Dining Room/Utility Room/Guest W.C.
- Modern 3 Piece Family Bathroom
- 3 Double Bedrooms
- Professionally Landscaped Gardens/Driveway/Garage
- Close To First Class Schools/Open Countryside & The Rail Station

12 Horseshoe Lane, Bromley Cross, Bolton, BL7 9RR

Welcome to 12 Horseshoe Lane...

A truly stunning detached family home, with plenty of internal living space set over three split levels. Don't be fooled by the external appearance of this property - it is deceptively spacious and has been beautifully modernised throughout to offer the perfect home for growing families. A modern, open plan kitchen-diner-lounge boasts bi-fold doors opening to a raised terrace with spectacular views of the moors which is sure to impress family and friends. There's also a separate reception room, utility and guest W.C., as well as three well-sized bedrooms upstairs and a 3-piece family bathroom. Viewing is highly recommended to appreciate all that this home has to offer, but be quick!

A Closer Look...

After parking on the large block-paved driveway, step through the composite front door into the entrance hallway, and down the steps leading you down to the impressive living accommodation. The modern kitchen-dining-lounge is bright and open, with bi-fold doors across the external wall offering spectacular landscape views. The kitchen has sage green base and wall units with integrated dishwasher and microwave, as well as plumbing provisions for a range cooker and fridge-freezer. A walk-in pantry unit offers plenty more storage, and has plug sockets fitted to keep bulky appliances out of the way. The lounge area welcomes you to relax at the end of the day, with a modern log burning stove for cosy evenings. The Velux windows have electric blinds fitted, controlled by a wall-mounted control for movie nights.

Continuing through the lower ground floor, you'll find a smart utility room with plumbing for a washing machine and tumble dryer alongside storage units. A downstairs W.C. with wash basin offers convenience for guests. Next door is a versatile second reception room, currently used as a children's playroom but would make a great formal dining room or home office.

Back up the steps to the entrance hallway, you'll find internal access to the garage which has recently been plastered and has the potential to be converted into a habitable space (subject to any necessary planning permissions and building regulations).

Bed and Bath...

From the entrance hallway to your left is the family bathroom, with a shower over the bathtub with screen, concealed cistern W.C. and wall-hung basin, with chrome heated towel rail and fully tiled elevations. Up on the first floor, you'll find three double sized bedrooms, all stylishly decorated with feature panelled walling and lovely views to the rear of the property and the countryside. There's also access to the loft via a hatch, and a linen closet for additional storage on the landing.

Outside Oasis...

Step through the bi-fold doors onto an expansive composite decked terrace with glazed balustrades – perfect for enjoying al-fresco dining during the warmer months. Steps lead down to a well-sized lawn with a wooden summerhouse. Pedestrian paths lead around the side of the house for convenience. To the front of the home is a large block-paved driveway with landscaped front garden.

The Location...

Situated on Horseshoe Lane in Bromley Cross, a convenient location if you need to be within walking distance of the train station taking you straight to Manchester city centre. The village has lots to offer including shops, cafes, restaurants and bars as well as doctors, dentist, optician, library and much much more. When you want to get out for tranquil walks you have the fabulous countryside on your doorstep including Turton Golf Course and The Jumbles Country park. It also has the Last Drop Health and Spa nearby. Bromley Cross has a choice of excellent schools close by including Eagley Primary and Turton High School just a short distance away.

£375,000

www.williamthomasestates.co.uk
454 Darwen Road, Bromley Cross, Bolton, BL7 9DX

Front External



Entrance Hallway



Open Plan Kitchen-Diner-Lounge





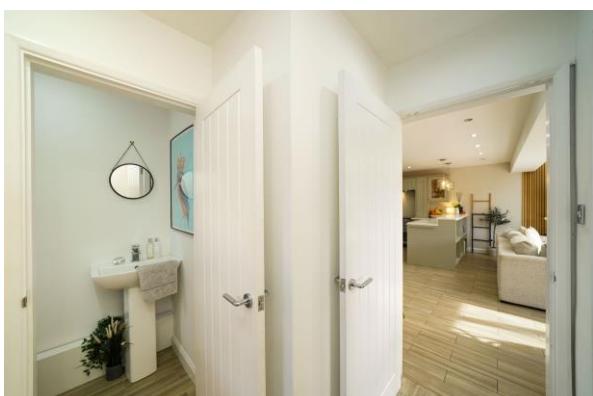
Kitchen



Diner-Lounge Additional Pictures



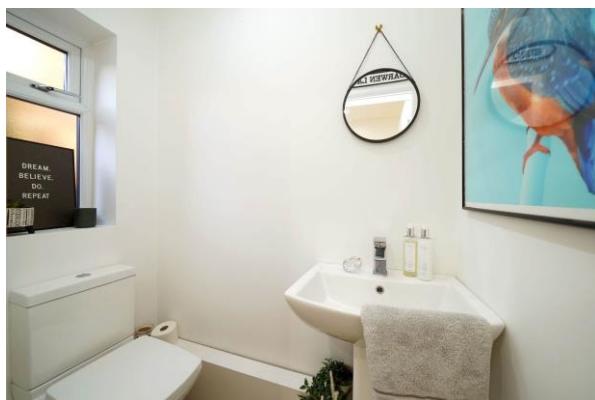
Utility



Second Reception Room



Downstairs W.C.



First Floor



Master Bedroom

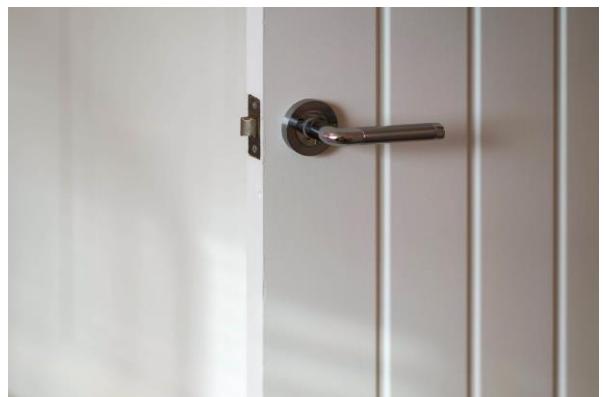


Bedroom Two

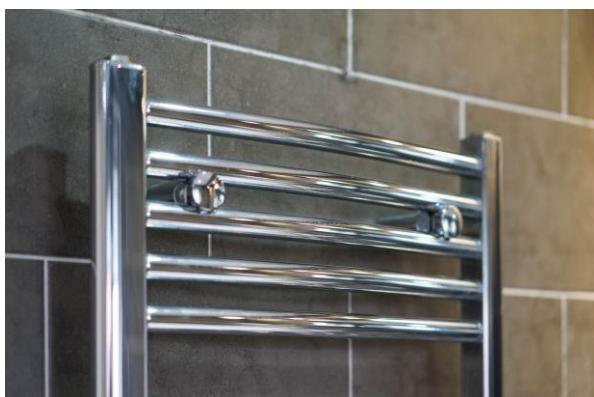




Bedroom Three



Family Bathroom



Rear Garden





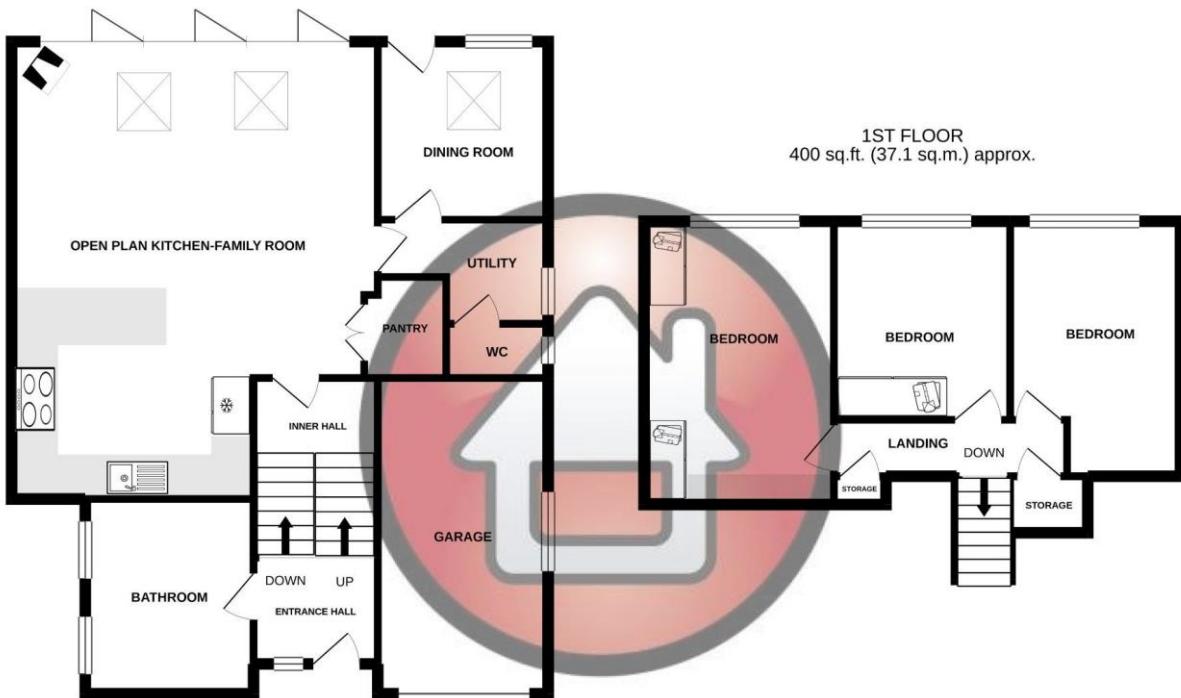
Additional External Pictures



Agents Notes

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GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



12 HORSESHOE LANE - MARKETED BY WILLIAM THOMAS ESTATE AGENTS

TOTAL FLOOR AREA : 1360 sq ft (126.1 sq m) approx

TOTAL FLOOR AREA: 1261 Sq. ft. (117.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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