



- Imposing Detached Family Home
- Set On a Large Sized Plot with its Own Lodge
- Lounge/Sitting Room
- Kitchen/Dining Room
- Utility Room/Downstairs Wc
- Accommodation Arranged Over 3 Floors
- Five Bedrooms/ Four Bathrooms
- Gardens/Detached Garage
- No Upward Chain

13 Stanrose Close, Egerton, Bolton, BL7 9SE

The Property- Stanrose House...a substantial detached family residence with accommodation arranged over three floors, offering a rare chance for buyers to purchase on the exclusive Stanrose development, within the much sought after location of Egerton. Occupying an enviable position and boasting an extremely generous sized plot of approx. an acre of private gardens. The gardens are predominantly to the front and sides of the house and are so private, it looks over its own private lodge, the front provides a spacious sweeping driveway suitable for multiple cars and a double detached garage. There is no upward chain to this one either.

The property is in need of some general updating, perfect for anyone looking to put their own style on a property.

Step Inside- into the impressively spacious welcoming entrance hallway, the hallway provides access to the rest of the accommodation including: lounge, sitting room, study, kitchen-family room and utility room, first floor, spacious landing, three good sized bedrooms (master with en suite and dressing room, bedroom two also benefits from an en-suite shower room, the large family bathroom completes the accommodation on this floor. **Second floor: two further bedrooms and a bathroom positioned inbetween to service both bedrooms.**

Step Outside- You won't be short of parking for this one, either on the large sweeping driveway or in the double garage. As mentioned earlier the gardens are a fabulous size, it even has its own lodge to gaze over as you enjoy your morning coffee! You can set the garden furniture up on this patio area to entertain family and friends, get the BBQ fired up and maybe a beverage in hand whilst you keep an eye on the kids as they play happily on the extensive lawns.

Out And About- Egerton Village, is an extremely popular location and it's easy to see why, with its stunning countryside, and fabulous walks in addition to all of the activities in the village. Egerton Park is in the centre which hosts an array of activities with Egerton and Walmsley Primary Schools close by. The village even has

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its own Cricket green as well as pubs, restaurants, shops and Bromley Cross Rail Station within walking distance. All of this makes Egerton, quite deservedly, in such high demand.

£700,000

www.williamthomasstates.co.uk

454 Darwen Road, Bromley Cross, Bolton, BL7 9DX

Spacious Entrance Hallway



Lounge



Kitchen



Family-Dining Room

Sitting Room

Downstairs Wc



First Floor



Bedroom 1 & Dressing Room



En-Suite Bathroom



Bedroom 2



Bedroom 3



Family Bathroom



Second Floor



Bedroom 4



Bathroom



Bedroom 5



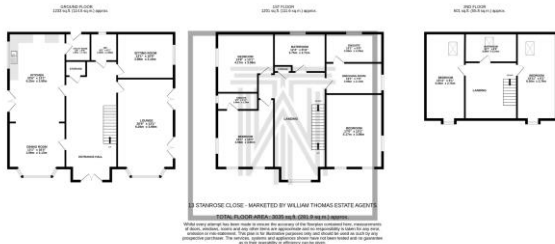
Detached Garage



Outside



Floor plan



Agents Notes

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