



NEWTON & CO

**LOOKING
FOR A 3-BED
FAMILY
HOME
IN EGERTON
OR BROMLEY
CROSS?**

BL7





Welcome to Number 6. Fairfields

Located in a quiet cul-de-sac, just off Darwen Road, you will discover this well-presented semi detached home with no onward chain. Park up on the paved driveway, where there is space for two vehicles ahead of the single garage.



Step through the glazed entrance door into the welcoming hallway and stash your coats and shoes in the handy storage cupboard.



To the left, the reception room boasts generous proportions, providing ample space for both relaxation and entertainment. This light-filled lounge area features two large windows that allow natural light to cascade in, creating a warm and inviting ambiance, overlooking the luscious front garden. A textured stone fireplace features an electric fire, an ideal focal point to centre your furniture around.





Next door, the separate dining room offers an ideal setting for formal gatherings or intimate family meals with fabulous lush green views over the rear garden.



The heart of this home lies in the kitchen next door, fitted with an array of drawer and cupboard units in a timber finish. Central to the space is an electric oven and grill with 4-ring halogen hob and concealed extractor above. Opposite, the sink sits upon a contrasting worktop and there's space below the units for a washing machine, fridge and freezer.

Natural light pours into the kitchen through the glazed windows and door, leading directly onto the charming patio, ideal for those Summer barbecues.



Returning through to the dining room take the carpeted stairs up to the first floor where three well-proportioned bedrooms await.



Overlooking the front of the house, the main bedroom comes with built-in wardrobes, decorated in neutral hues with pretty floral wallcovering featuring behind the bed.



With views out over the rear garden, discover bedroom two, with fitted wardrobes, bedside cabinets, drawers, overhead storage and fitted headboard to match. There's also a built-in cupboard for extra storage.



The third bedroom, a single comes dressed in subtle pink, ideal for use as a home office, nursery or hobby room depending on your needs.



Serving the bedrooms, a 4-piece bathroom comes with WC, pedestal wash hand basin, bath and corner shower enclosure. Cream patterned tiling to the walls creates a fresh warm finish with white towel radiator on hand to warm towels.



Step Outside:

To the rear of the property you will find a fabulous south facing landscaped garden filled with flourishing plant beds. A paved patio sits by the kitchen, perfect for family barbecues in the summer months. From here, the garden opens up onto a lush green lawn, perfect for children to play or for those with a green thumb to indulge in gardening activities.



Out and about:

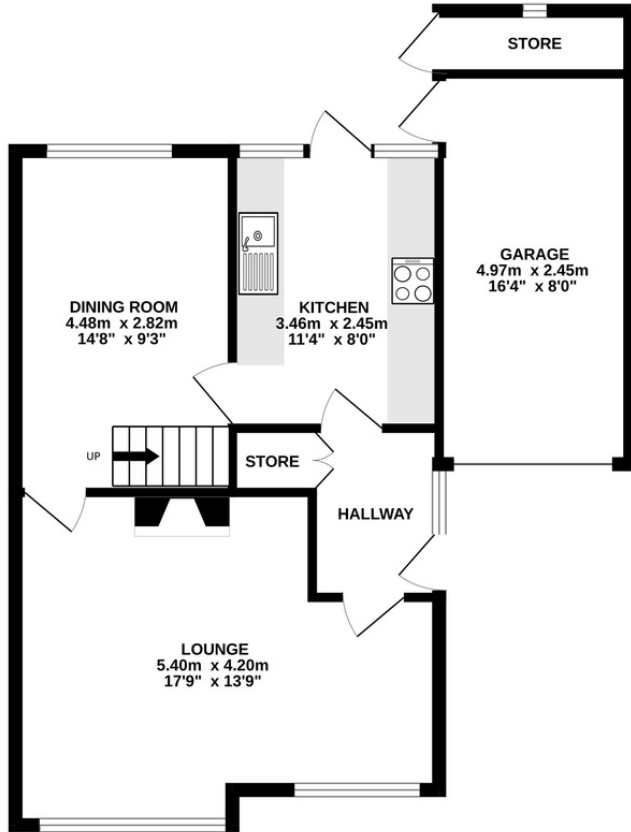
Number 6 Fairfields occupies a convenient position in the neighbourhood with Bromley Cross Train Station only twenty minutes walk away. Families are also well provisioned for, with Walmsley, Eagley & St Johns, Infants & Primary, Turton High School and Canon Slade all within close distance. There's a whole host of local bars and restaurants available, look forward to weekends spent exploring the delicacies on offer in the locale, Retreat, Nook and Cranny, Bakers and Turton Wines, to name a few. For fresh air and exercise, pull on your walking boots and hike to The Last Drop village, Jumbles, Entwistle or Wayoh Reservoirs too.



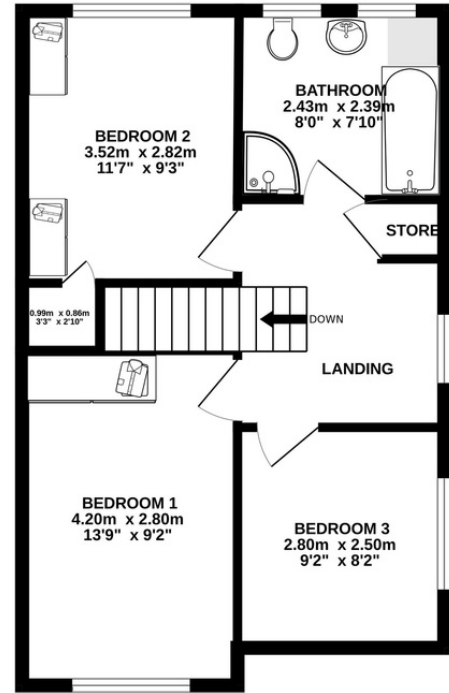
FEATURES:

- Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Large South Facing Rear Garden
- Garage & Driveway
- Cul-de-Sac Location
- Sought After Area
- High Regarded Local Schools
- Freehold
- EPC Rated: TBC
- No Chain

GROUND FLOOR
58.9 sq.m. (634 sq.ft.) approx.



1ST FLOOR
45.2 sq.m. (486 sq.ft.) approx.



TOTAL FLOOR AREA: 104.1 sq.m. (1121 sq.ft.) 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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