



**BRIGGS FOLD ROAD**

BL7





## Looking for a detached dormer bungalow in Egerton with fabulous views?

Park up on the block paved driveway of Number 100, Briggs Fold Road where open views out towards Winter Hill give a great sense of space and light to the property.

Step inside the entrance where built-in storage cupboards provide a handy place to stash your coats and boots.



100



Follow the door to the left into the living room, light and bright courtesy of the double glazed bay window looking out over the front garden.

An inset gas fire with marble splash back and surround, creates a perfect focal point to centre furniture around.

Soft carpeting beneath foot, adds warmth to the neutral wall finish.

Above head, two central light fittings adds additional illumination.





Head on through the inner hall, then to the dining room where there is plenty space for a six-seater table to enjoy those family meal times.

Follow the sliding patio doors through to the large conservatory where a single pendant light fitting hangs from the plastered vaulted ceiling beneath the tiled roof.

Windows to three sides flood the space with light and French doors lead out onto the garden, a perfect space for entertaining in the Summer months.





To the right of the hallway discover the breakfast kitchen. An array of Oak 'Rational' wall and base units encompass the space including open shelves and glazed display shelving too. Housed within is an electric double oven, grill and microwave along with a 4-ring gas hob nestled in the corner with a black glass splashback. There's plumbing beneath the counter for a dishwasher along with an integrated fridge.

A modern black sink sits by the window within the light worktop that sweeps around to form a handy breakfast bar.

A stable door leads out onto a decked balcony where you can enjoy your morning coffee whilst taking in the views of the surrounding countryside to the side of the property.







Next to the kitchen discover the third bedroom, a double looking out over the rear garden.

Back in the hallway, climb the stairs to discover two further double bedrooms.

To the right, a handy office nook provides space for a desk before heading through to the main bedroom.

Built-in wardrobes, cupboards and drawers, line the walls with a window seat built-in to enjoy the views out over Winter Hill.

Opposite here, bedroom two also comes in a neutral finish with built-in wardrobe, cupboards and drawers and window seat to benefit from the pleasant views over the side aspect.





Completing the interior, a modern 4-piece bathroom comes with WC, vanity wash hand basin with storage cupboard beneath, tiled built-in bath with shower fitting and separate walk in double shower. White wall tiling against the dark flooring creates a fresh space to relax and unwind.

#### **FEATURES:**

- **DETACHED DORMER BUNGALOW**
- **SOUGHT AFTER LOCATION**
- **THREE DOUBLE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **GARAGE & DRIVEWAY PARKING FOR TWO CARS**
- **FRONT & REAR GARDENS**
- **FABULOUS OPEN VIEWS OVER WINTER HILL**
- **CLOSE TO LOCAL AMENITIES**
- **WALKING DISTANCE TO EGERTON AND WALMSLEY PRIMARY**
- **EPC RATED: TBC**
- **TENURE: LEASEHOLD 999 YEARS FROM 1ST MAY 1969 -£17 P/A**



## STEP OUTSIDE:

Step out of the kitchen or conservatory doors into the expansive rear garden. A large paved patio is positioned by the house, making the most of the elevated outlook. Stone steps lead down onto a neat lawn stretching right down to the timber shed at the end. Neatly manicured hedges line the sides with enclosed timber fencing providing an ideal space for children and pets.





## OUT AND ABOUT:

Ideally positioned within the heart of Egerton village, Number 100, Briggs Fold Road enjoys rural surroundings, with the bonus of being only a few minutes away from all local amenities.

In the local area in and around Egerton, there are walks to be had and so much countryside to be discovered. Take a walk around the local fields over to Turton Tower or head across the road to discover Egerton Park, where you can enjoy a game of tennis within a stone's throw.

Egerton Cricket Club and Dunscar and Turton Golf Clubs are close by too.

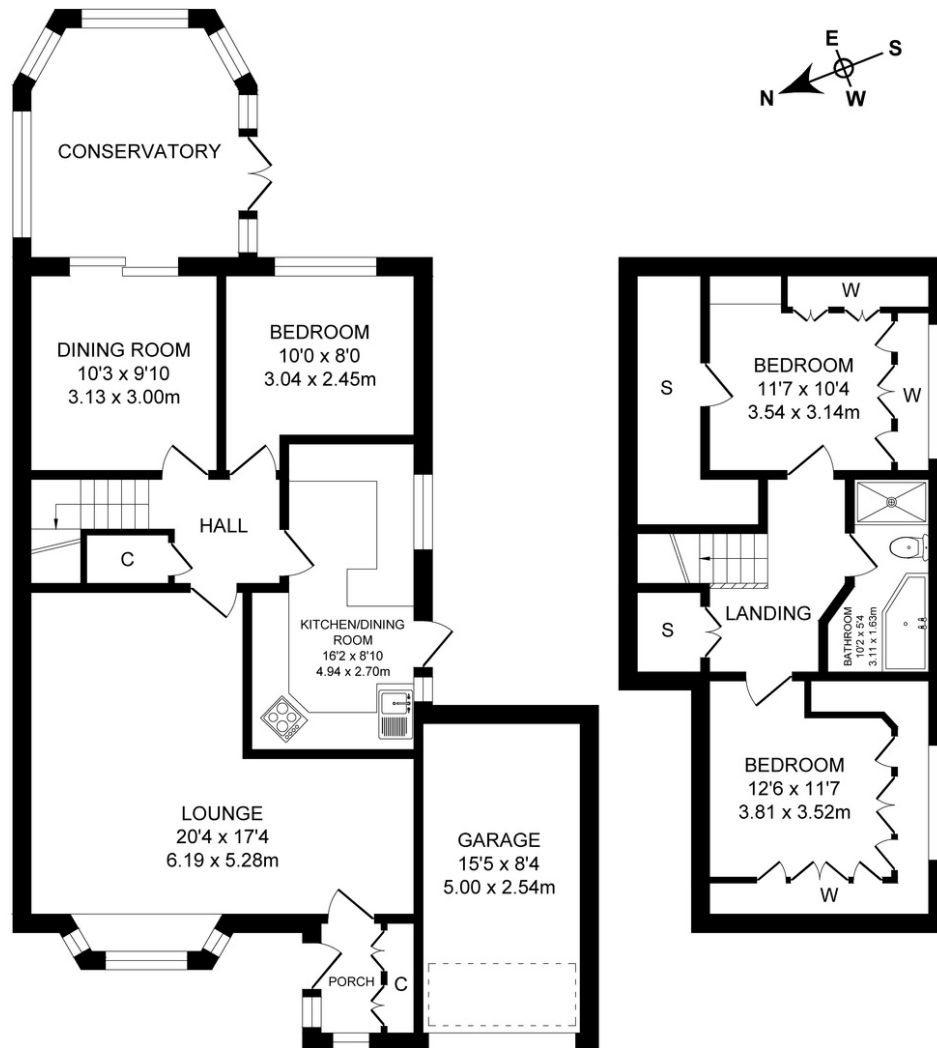
Superbly situated for those with school-aged children, there is an array of educational establishments in the vicinity. Walmsley and Egerton primary schools are close by while for older children Turton High School and Canon Slade School are close.

Dine out at one of the many nearby eateries including gastro pub the Thomas Egerton and Cibo and Ciao Baby Italian restaurants are only five-minutes' walk from the doorstep.

Grab brunch or a takeaway pastry treat from one of the local cafes – Relish or Bakers – or even pick up fast food from one of the local takeaways.

In addition to local newsagents and off-licenses, there is a Co-op in Bromley Cross alongside a post office and Sainsbury's, accessible in a quick five-minute drive. Morrisons, Asda, Lidl and Aldi are only ten-minutes away by car.

With so much to do, so close at hand, 100 Briggs Fold Road is a warm and welcoming home for all.



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 94.3 SQ.M  
(1015 SQ.FT.)

**FIRST FLOOR**  
APPROX. FLOOR  
AREA 44.0 SQ.M  
(474 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 138.3 SQ.M. (1488 SQ.FT.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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EGERTON, BOLTON, BL7 9YL



**NEWTON & CO**

T: 01204 329975

E: [INFO@NEWTONCO.CO.UK](mailto:INFO@NEWTONCO.CO.UK)

[WWW.NEWTONCO.CO.UK](http://WWW.NEWTONCO.CO.UK)

237A DARWEN RD, BROMLEY CROSS, BL7 9BS

