



*Whittle Hill*





## Looking for a three-bedroomed detached home in Egerton?

Welcome to Number Six, Whittle Hill, a true bungalow set in a quiet cul-de-sac in the much sought after village of Egerton, With fantastic views over Winter Hill to the front, this property is perfectly placed to enjoy village life in a quiet setting.



Drive up the quiet leafy cul-de-sac and park up on the block-paved driveway where open views over the the front aspect give a great sense space and light to the property.

Follow the steps past the garage up to the front entrance. Step inside the porch and hang your coats before heading through the glazed door.



Step into the L-shaped living/ dining room, light and bright courtesy of the large picture window looking out over the front garden with views over Winter Hill. An inset electric fire, with wall mounted lights either side creates a perfect focal point to centre furniture around. Timber laminate flooring stretches out underfoot, adding warmth to the neutral wall finish. Above head, pendant light fittings add additional illumination.



Next door, the fitted kitchen incorporates an array of wall and base units in a white finish. Housed within is an electric oven with 4-ring hob. There's space for an under counter fridge/freezer too.

A stainless steel sink and drainer sits within the dark worktop, nicely contrasting against the white tiled splashback.

A glazed UPVC door leads out onto the side aspect flowing around to the rear garden.



From the inner hallway, slip through the doorway to the left into the main double bedroom that looks out over the rear garden. Decorated in grey textured wallcovering with soft grey carpet, there's plenty storage space with built-in wardrobes, bedside cabinets, dressing table and drawers.



Next door, the second double bedroom also comes neutrally decorated with pleasant views over the rear aspect.



To the rear corner, the third bedroom also benefits from garden views with plenty space for a double bed and furniture set.





Completing the interior, a shower room comes with WC, pedestal wash hand basin, bidet and glazed shower enclosure. Neutral wall tiling against the pale grey wall finish creates a fresh inviting space.





## Step outside:

Step out of the kitchen and follow the pathway to the rear garden. A paved patio leads out onto the neat lawn with mature plant borders and timber fence panelling enclosing the space.

Fantastic open views are also enjoyed out towards Winter Hill front the front garden.

## Features:

- Detached True Bungalow
- Cul-de-Sac Location
- Three Bedrooms
- Garage & Driveway Parking For Two Cars
- Front & Rear Gardens
- Open Views Over Winter Hill
- Close To Local Amenities
- Tenure: Leasehold
- EPC Rated: C



## Out and about:

Ideally positioned within the heart of Egerton village, Number Six Whittle Hill 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 Dunszar Golf Clubs are close by too.

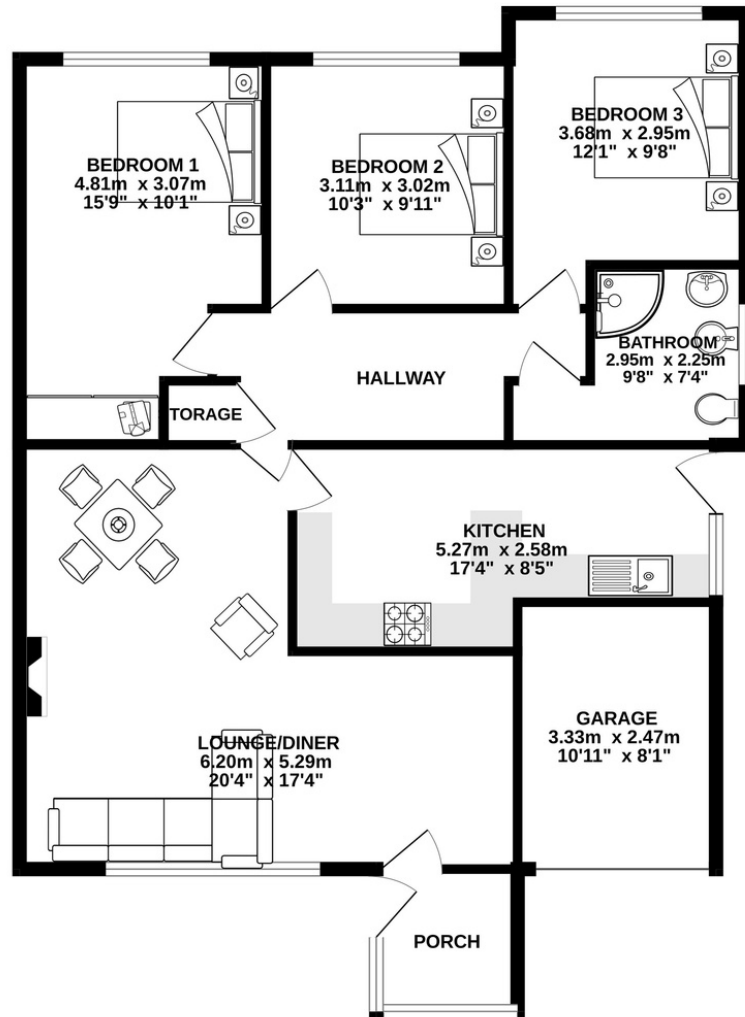
Superbly situated for those with school-aged children, there is an array of educational establishments in the vicinity. Walmsley and Egerton primary schools are close by while for older children Turton High School and Canon Slade School are close.

Dine out at one of the many nearby eateries including gastro pub the Thomas Egerton, or the Cross Guns for casual tapas-style dining. Ciao Baby Italian restaurant is also 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. For Morrisons, head to Harwood, only ten-minutes away by car.

With so much to do, so close at hand, 6 Whittle Hill is a warm and welcoming home for all.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	80   C
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 94.0 sq.m. (1011 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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