



# LORELEI

Welcome to 'Lorelei', a charming 1970's bungalow, nestled on a spacious plot, amidst a serene setting, with only three other homes.

Located in the tranquil conservation area of Eagley Bank, this detached family home presents the perfect blend of comfort and mid-century charm.

Tucked away up a private cobbled lane off Blackburn Road, its location ensures a sense of seclusion and tranquillity, away from the hustle and bustle.

The surrounding landscape is adorned with mature trees and well-maintained gardens, adding to the overall curb appeal. Carefully manicured landscaping wraps around the property with a charming pathway leading to the front entrance from both the lane and the double driveway.

As you enter, you'll be greeted by a glazed door with side panel flooding light in through the space. Stash your coats and boots in the handy WC before making your way through and into the hallway.











# FAMILY LIVING

As you enter the spacious living room, your eyes are immediately drawn to the high wood-panelled ceilings where rich wood tones create a cosy and inviting atmosphere. The soaring ceilings give the room an expansive and open feel, allowing plenty of natural light to flood in.

Large picture windows to both the front and rear allow the outdoors to seamlessly merge with the interior,

Commanding attention at the heart of the living room is a stone fireplace, standing tall, showcasing a combination of textured painted stones that evoke a rustic and earthy ambiance. Its presence adds both visual interest and a comforting focal point to the room, inviting you to gather around and enjoy cosy evenings by the fire.









# DINING DELIGHTS

The dining room is conveniently situated just a few steps down from the living room, adding an intriguing visual element to the open-plan concept. The sunken dining area creates a distinct ambiance and provides a sense of separation while maintaining an overall feeling of unity with the living space. This unique layout allows for effortless entertaining and easy interaction between the living and dining areas.

The rich, natural tones of the hardwood flooring and panelled wood ceiling beautifully complement the neutral aesthetic.

Just off the living room discover the conservatory, flooded with natural light, with French doors that step directly out onto the rear patio. Ideal for entertaining or simply enjoying a peaceful moment alone, this versatile arrangement allows you to extend your living space and provides a tranquil haven where you can relax and unwind,











# CULINARY DELIGHTS

Follow your nose through into the thoughtfully designed modern kitchen/diner.

A combination of white and black gloss units provide ample storage for a clutter-free and organized environment. The white gloss units bring a clean and fresh aesthetic, while the black gloss units add depth and contrast, topped with a black quartz worktop for a sleek appearance.

An island unit housing a 4-ring halogen hob sits central to the space, offering a dedicated space for cooking, socialising, and entertaining.

Seamlessly integrated within the units is an electric oven and grill, alongside a dishwasher. There's space too for a freestanding American fridge/ freezer.

The stainless steel double sink is ideally placed by one of the two large windows that look out over the rear garden.

Adjacent to the kitchen, you'll find a separate utility room that offers additional functionality and convenience. Equipped with ample cupboard storage, the space includes plumbing for a washing machine and dryer, along with a dedicated sink and worktop area.









## BEDTIME BECKONS

At the end of the hallway, the main bedroom is a peaceful retreat away from the hustle and bustle of daily life.

Spanning an impressive area, this ensuite master bedroom offers generous proportions and a well-thought-out layout.

A large window looking out over the rear garden allows an abundance of natural light to fill the room, creating an airy and welcoming ambiance.

Two walls are adorned with elegant, cream-coloured fitted wardrobes and drawers providing ample space to keep your clothing, accessories, and personal belongings organised and easily accessible.

Soft beige shades to the walls reflect the quiet and serenity of this room and plush carpeting adds comfort and warmth to the space.

Peep through to the archway to the dressing area where more built-in wardrobes await before heading through to the ensuite bathroom.

Designed for your comfort and convenience, this private oasis features a large grey painted vanity unit, a panelled bath and WC.









Next door, the second bedroom is flooded with light courtesy of the large window that looks out over the rear garden. This neutrally toned bedroom comfortably accommodates a double bed, offering a cosy and restful sleeping space,

Across the way, the third double bedroom, looks out over the front aspect with fitted white wardrobes either side of a fitted dressing table.

The fourth bedroom, again with fitted wardrobes and overhead storage, presents another versatile space that can be utilised as a bedroom, a study, a hobby room, or a playroom, depending on your requirements.





# REFRESH & REVIVE

Refresh and revive in the modern bathroom, serving all the bedrooms.

White wall tiling complements the 5-piece suite with WC, bidet, panelled bath, glass bowl wash basin and double shower enclosure providing space to bathe.

Black marble style floor tiles create a deep contrast against the walls for a clean sleek look.

A traditional style towel radiator is also on hand to ensure that your towels are always cosy and ready for use.





# AT ONE WITH NATURE

Step outside into the sunshine and shade of the peaceful garden, a generous outdoor space perfect for entertaining and enjoying leisure activities.

Outside the conservatory, a paved patio area provides space to relax and dine for Summer barbecues.

A meticulously maintained lush green lawn sweeps around the home, offering ample space for outdoor activities, whether it's a game of croquet, a picnic with loved ones, or simply basking in the sun's warmth.

Well-tended flower beds, shrubs, and neatly trimmed hedges create an aesthetically pleasing setting, evoking a sense of pride in homeownership. The surrounding area is serene and tranquil, allowing residents to enjoy the peacefulness and privacy of their bungalow.



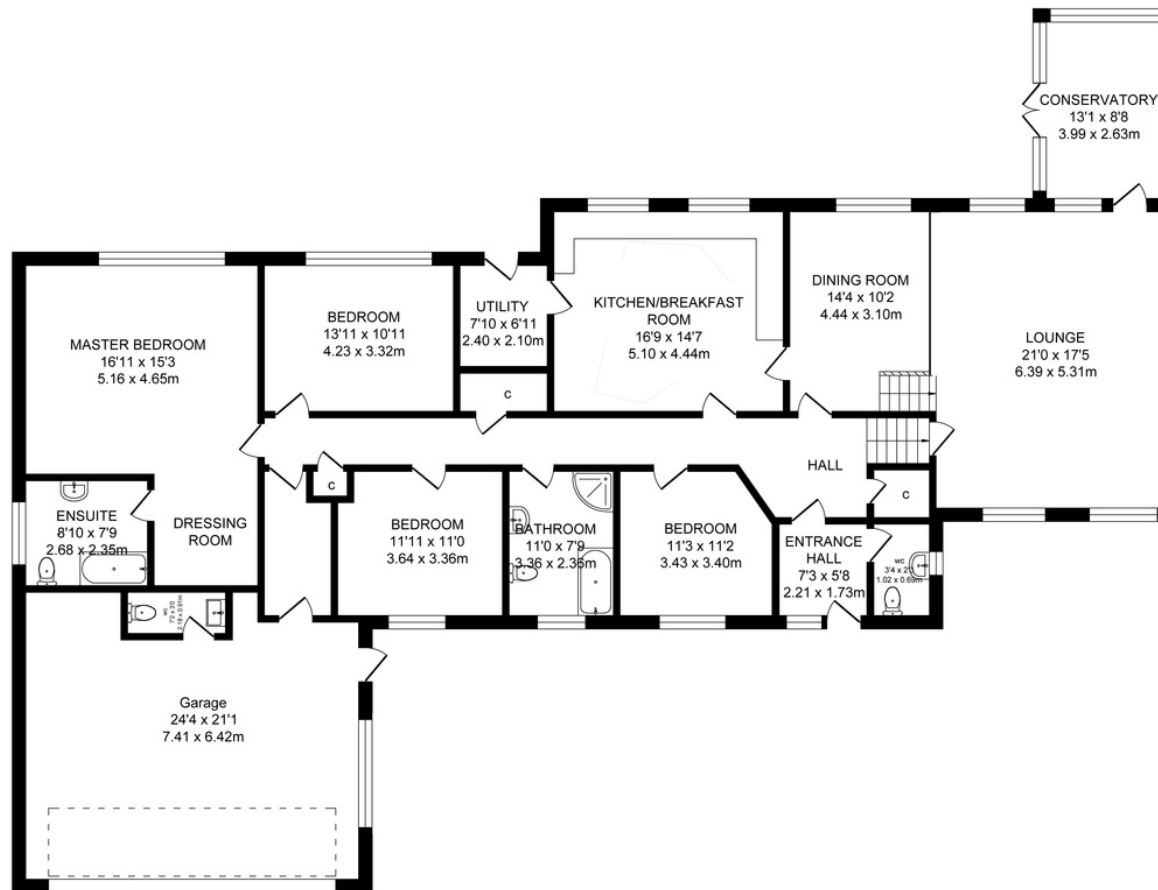












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## FEATURES

- Unique & Spacious 1970's Detached Bungalow
- Private Cul-de-Sac Location
- Four Bedrooms (Master With Ensuite)
- Open Plan Split-Level Living/ Diner
- Conservatory
- Breakfast Kitchen With Island & Separate Utility
- Integral Double Garage With WC
- Newly Tarmacked Driveway Parking For Several Cars
- Large Garden Encompassing Three Sides With Open Aspect Views
- Tenure: Freehold
- EPC Rated: D
- Total Floor Area: Approx. 3197 sq. ft



OUT &  
ABOUT







So peaceful, Eagley Bank enjoys all the benefits of its rural surroundings, with the bonus of being only a stone's throw from civilisation.

When you are not busy relaxing in the garden, put on your walking boots and take a stroll through Eagley Brook to explore Bromley Cross. Only a five-minute walk from the centre and all its amenities, call in at one of your local eateries such as the Retreat restaurant. Enjoy drinks at The Slaughterhouse and sample the ale at local micropub Nook & Cranny, or meet the locals at The Flag or Spread Eagle.

Enjoy a three-minute walk to the Eagley Cricket Club, where children can play ball games and enjoy the open space. The cricket club, bowling green and Dunscar Golf Club and also a short walking distance away.

Nestled within the catchment area for The Oaks Primary School and Eagley Nursey, Eagley Bank is ideal for those with younger children, whilst for teenagers, it is also within the catchment area for Canon Slade, Turton and Smithills high schools.

For those commuting, grab your morning coffee from the Starbucks drive-through, only a minute away, on route to work; Blackburn Road delivers you straight into Bolton centre or onto St. Peter's Way, which joins the M61/M60 junction into Manchester and Liverpool. Meanwhile, heading north over Belmont Road will take you to the M65 and its convenient links to Blackburn and Preston. Commuting is effortless, with direct train links from Bromley Cross train station into Clitheroe or Manchester within 30 minutes.

B&Q, Sainsbury's, Aldi, Morrisons and Bolton Shopping centre are all close by, within roughly ten minutes' drive, whilst Middlebrook Retail Park is 15-20 minutes' drive away.

Further into Egerton discover Bakers café, Cibo Italian restaurant along with the Thomas Egerton pub. Jumbles Country Park is a 20-minute walk away through Bromley Cross whilst Turton and Entwistle reservoirs are only a 15 minute drive away, with refreshment awaiting at gastropub the Strawberry Duck pub.





Lorelei combines nostalgic charm with modern living, making it an enticing opportunity for those seeking a unique and character-filled residence. Its versatile layout, charming aesthetics, and desirable location make it a perfect place to call home.

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