



WELCOME HOME...

Situated in a desirable cul-de-sac in Sharples, this stunning 4-bed semi boasts a distinctive style where timeless classic design is combined with the comfort of modern living to provide a beautifully finished family home.

As you approach Number 7 Westcliffe Road, you'll be greeted by an elegant façade characterised by its red brick exterior. Park up on the block-paved driveway where there is space for two vehicles ahead of the garage.

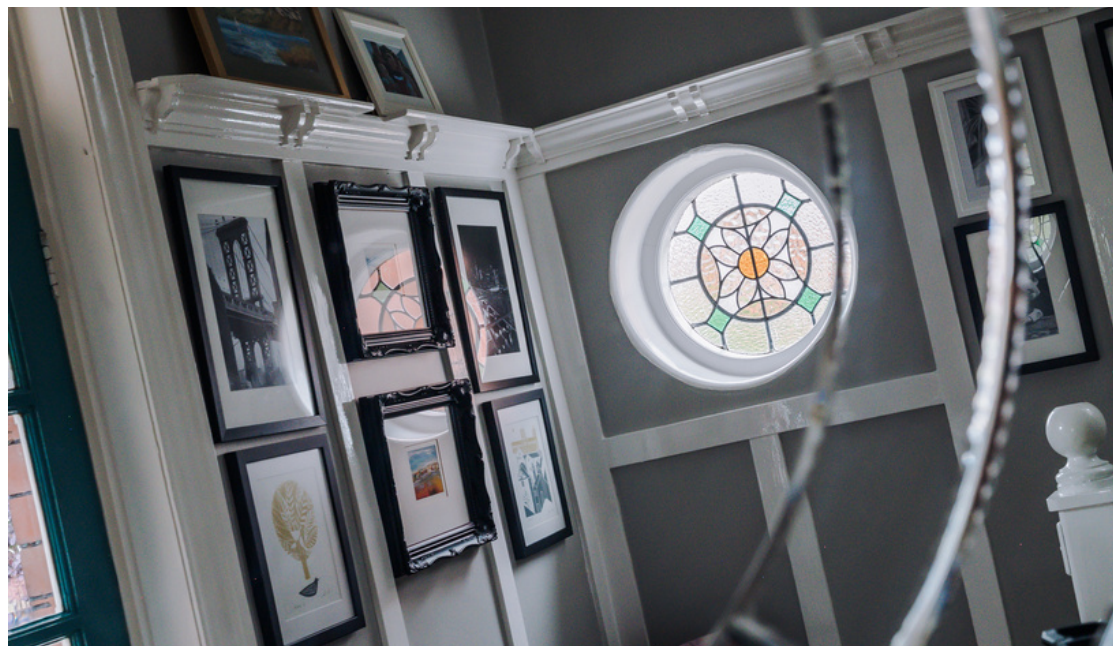
Step through the original red door, into the handy porch where you can stash your coats and boots before continuing through into the hallway.

Upon entering, you'll be immediately struck by the charm and character that exudes from every corner.

The interior features generously proportioned rooms, high ceilings, and large windows that bathe the space in natural light, creating an airy and inviting ambiance.

Oak flooring graces the hallway, adding a sense of luxury and character to the space. Whilst decorative picture rails run along the walls, painted in white to complement the modern grey wall finish.

Nestled within, a stained glass circular window commands attention with its vibrant colours and intricate daisy pattern.







SPACIOUS LIVING

Follow the door to the left into the living room, a haven of elegance and refinement that showcases the opulence of a bygone era.

The focal point of the room is the magnificent period open fire, exuding warmth and charm, inviting you to gather around on chilly evenings.

Flanking the fireplace, are built-in shelves and cupboards, providing a stylish and convenient storage solution for books, family heirlooms, and cherished ornaments.

A curved bay window floods the space with light, featuring leaded panes at the top.

The intricate geometric patterns of the oak parquet flooring add depth and texture to the lounge, while the warm tones of the oak exude a sense of luxury and sophistication, complementing the duck-egg and cream wall finishes.





Next door, the second reception room creates a harmonious blend of elegance and comfort.

Central to the space, an open fire is perfectly positioned for a cosy ambiance, ideal for relaxation and gatherings during colder months.

With a large patio door within the bay window leading to the garden, calming blue walls, and plush carpeted flooring, it provides a perfect setting for entertaining guests or simply unwinding in the company of nature.







CULINARY DELIGHTS

Extended to the rear of the home is the stunning contemporary kitchen/diner, where a combination of elements make this space a true culinary masterpiece.

An array of kitchen cabinets exhibit a perfect balance between white and concrete laminate, exuding a sleek and sophisticated aesthetic. This thoughtful combination creates a visual contrast, adding depth and texture to the room while maintaining a clean and minimalist vibe.



Seamlessly integrated within the units are twin 'Neff ovens', a fridge, freezer, dishwasher and washing machine. Perfectly placed by the window is a white Corian worktop and sink, with a contrasting concrete effect worktop opposite housing the electric hob with concealed extractor above.

A breakfast bar, with pendant light fitting above in timber serves as a focal point, providing a convenient and stylish space for meals and socialising. Next to it; a wine cooler and a wine rack, easily accessible, enhancing the entertainment possibilities of this kitchen.

Underfoot, the kitchen boasts an oak herringbone floor, which brings a sense of warmth and texture to the room.



A vaulted ceiling with Velux windows floods the kitchen with natural light, illuminating the space and creating an open and airy ambiance. Combined with spotlights strategically placed throughout the room, it ensures that every corner is beautifully illuminated.

Just off here, a handy utility room comes with plumbing for a washing machine, tumble dryer and sink, next to it a downstairs WC.



A dedicated dining area beckons you to enjoy formal meals or host intimate gatherings.

Adding a touch of ambiance and warmth, an inset contemporary fire graces one of the walls. Its sleek design creates a captivating focal point, elevating the overall atmosphere and providing a cosy ambiance.





Venturing upstairs, you'll discover four spacious bedrooms, each offering a peaceful retreat for rest and relaxation.

As you ascend the traditional quarter-turn staircase, your attention is drawn to a stunning stained glass window, allowing natural light to bathe the area in a soft, ethereal glow.

Meticulously crafted wall panels line the staircase, adding depth and texture to the space whilst beneath your feet, a Moroccan-inspired carpet adorns each step, infusing the staircase with a touch of exotic allure.





Thoughtfully situated at the rear of the house, offering privacy, comfort, and a serene retreat, discover bedroom two, a spacious double, originally the main bedroom.

Built-in white gloss wardrobes either side of the chimney breast provide plenty of storage options, allowing you to neatly organise your clothing, accessories, and personal belongings.





Looking out over the front garden, a second double bedroom effortlessly combines charm, nostalgia, and comfort. The lilac walls create a serene backdrop, while the tiled fireplace adds a touch of vintage allure.

Also on this level, a versatile third bedroom is neutrally decorated in cream with mauve above the picture rail, offering flexibility to become a home office or nursery to suit your unique needs and lifestyle.







The master bedroom on the second floor level offers a private sanctuary to rest your head.

Built-in wardrobes line the left hand wall, providing ample storage and organisation solutions. Opposite, a glass Juliet balcony beckons, offering views over the rear garden and a seamless connection to the outdoors.

Grey walls create a calming soothing space with a feature metallic floral wallcovering highlighting the bed.

Peep through to the ensuite shower room. to discover sleek finishes and contemporary fixtures. Set against bright blue tiles is a modern wall hung vanity sink, back-to-wall WC and double shower enclosure with glazed screen.



Serving the bedrooms, relaxation awaits in the 4-piece family bathroom. back on the first floor.

The centrepiece of the bathroom is the roll top bathtub, nestled against the cream-tiled wall with traditional shower head tap.

This serene space also offers a separate shower enclosure, WC and wash basin adorned.



LUSH GARDEN ESCAPES

Step outside, and you'll be greeted by a perfectly landscaped, south facing garden oasis, ideal for outdoor gatherings and relaxation. Whether it's enjoying a morning coffee on the various patio areas or hosting a barbecue with friends, this outdoor space is perfect for creating lasting memories.

The porcelain tiled patio creates a visually captivating backdrop for outdoor gatherings and relaxation with a sleek glass balustrade that provides a stylish and secure boundary.

Beyond the balustrade, a meticulously landscaped lawn unfolds before you. The raised water feature, skilfully built into a tiled wall, and thoughtfully selected plants add a touch of natural beauty to the outdoor space, creating a tranquil environment that beckons you to unwind and connect with nature.

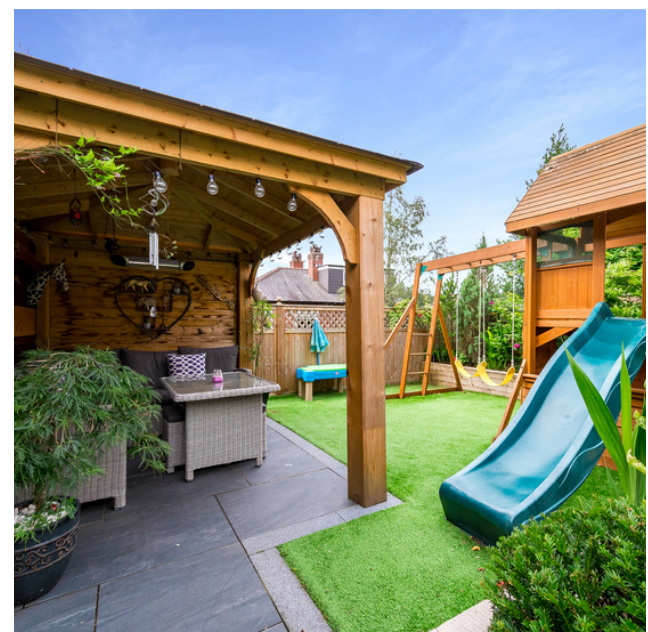
To one side of the lawn, a sunken trampoline awaits, offering endless fun and entertainment for both children and adults alike. This cleverly designed feature not only adds an element of excitement but also ensures a safe and enjoyable experience for everyone.

To the end of the garden, a further patio beneath a pergola awaits, offering a shaded retreat and a touch of architectural splendour.









ON THE DOORSTEP:

When you are not busy relaxing in the garden, put on your walking boots and take a stroll though 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 five-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 are also a short walking distance away.

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

For those commuting, grab your morning coffee from the Starbucks drive-through, across the way, 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 Strawbury Duck pub.





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