



HILLSIDE AVENUE

STEP INSIDE



If you're looking for a detached family home with masses of space and a huge rear garden, then this is the house for you!

Just off Chapeltown Road, on the much sought after Hillside Avenue, Bromley Cross you will find this delightful and unique 5-bed property.

Pull up onto the spacious driveway that lies behind the boxed hedge row frontage where there is plenty room for several cars, or even a caravan tucked away in the corner. Follow the driveway down to the welcoming front door of Number 4.



Step into the entrance hall where the subtly decorated tones are carried on through the whole house.

Emerge top, left into the generously sized living room with glazed elevation spanning the whole width of the space to highlight the fantastic views over the rear garden. A traditional gas fire place creates a warming focal point against the soft grey damask wallcovering. Two ceiling lights drop from above surrounded by ornate ceiling roses that complement the architraves.



Back, in the hallway push open the door ahead of you and step right into the heart of the home. Flooded with light from the glazed ceiling above is a snug and inviting open plan living space. Recently extended here to the rear, the bi-folding doors enfold out to the expansive south-east facing rear garden. Throw open the doors in the summer months to invite in the breeze whilst you relax in the comforting sitting area. A stone effect wallcovering creates a fabulous focal point to contrast effortlessly with the cream gloss tiled flooring that is warmed by under floor heating.

Next to it, the dining area provides plenty space for a table and dresser.



The open plan kitchen is placed at the front of the house. Cream country-style wall and base units are arranged in a handy u-shape. The sink is placed by the front window on a timber effect worktop. A gas hob has an ornate chimney above with built-in double oven. Beneath the worktop houses a fridge, freezer and dishwasher. Just off the kitchen is a utility room combined with a washing machine below the units and a w.c and wash hand basin. Placed next to here, is the side door stepping out onto the covered car port.

To the front of the house, the fifth bedroom is currently employed as an office. This ground floor offers plenty space for the modern family. Ideal for use as a guest bedroom, playroom or teenagers living space, how will you utilise this space?



Back in the hallway, ascend the softly carpeted staircase as it winds up to the first floor galleried landing.

Follow your nose to the master suite, a sumptuous haven of generous proportions. Fitted wardrobes span one elevation with intricate grey floral inserts to the glazing complementing the same wall covering. Opposite matching drawers and bedside cabinets sit next to another row of wardrobes against a beige/ grey striped wallcovering.



Slip through to the master ensuite shower room with glazed shower enclosure, w.c and vanity sink delicately set against soft green and cream tiling.



Next door a second double bedroom provides fitted wardrobes either side of the double bed, with plenty space for a dressing table and drawers. A feature pendant light fitting suspends above the bed providing a soothing element to the space. Light floods in through the large window to the rear offering far reaching views over the garden, the hills of Bolton and beyond. To the front aspect of the house are two further bedrooms, both neutrally decorated with plenty light. One of which has a handy built-in wardrobe, bedside cabinet and overhead storage cabinets.

A contemporary four-piece family bathroom sits in the middle of the first floor, with back-to-wall w.c, vanity wash hand basin, panelled bath and corner shower all in white. Grey tiling adorns the wall and floors with a delicate mosaic border and a sizeable built-in mirror set above the sink.



Stepping outside, this wonderful property comes with a vast 180ft rear garden fabulous for all to enjoy. The good-sized paved patio steps out onto a well maintained lawn that expands right to the bottom. What once was a large vegetable patch has been transformed to provide this great grassland, perfect for the kids to run around. Surrounded by well cropped mature hedge rows, the garden offers rockery areas fully stocked with flourishing planting.

The real jewel of the garden is a recently built summer house, with its own decked terrace, Glazed French doors and a woodburner stove perfect for all year-round use. As if this wasn't enough, to the rear of the garden lies a log store and workshop 30ft by 12ft for those that love carpentry.

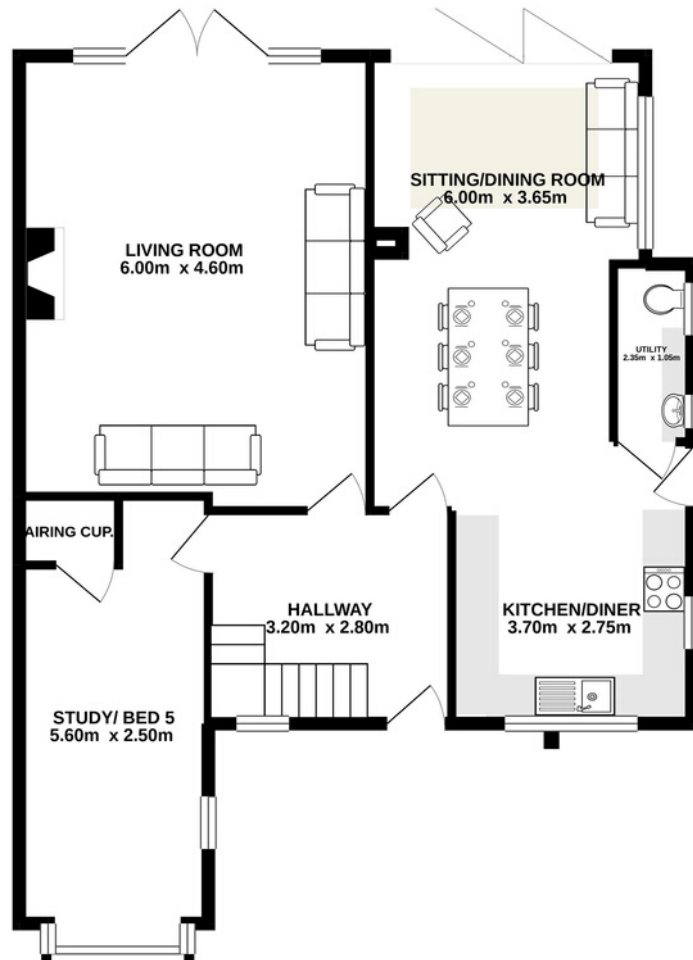




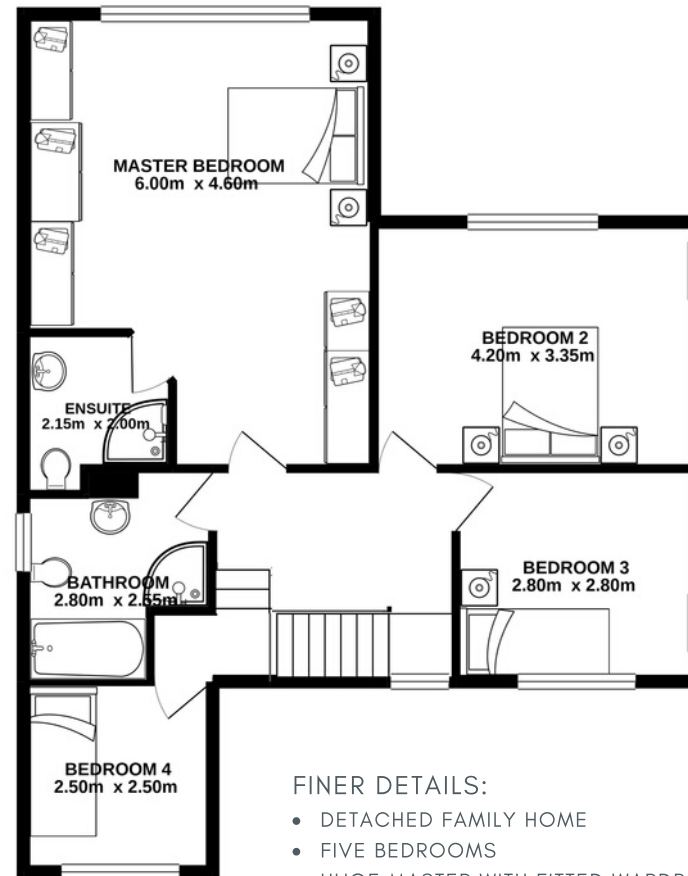
This hugely sought after property is situated on the doorstep of the highly regarded Eagley Junior school and Turton High School, along with Bromley Cross Train Station servicing Manchester and Blackburn just a minutes' walk away. For those who enjoy a stroll, the property is set just a few minutes' walk from The Jumbles Country Park. Local amenities in Bromley Cross Village are also just a short walk (or drive) away.

For a fantastic property that delivers all year round, come and see Number 4 Hillside Avenue.

GROUND FLOOR
83.4 sq. m. approx.



1ST FLOOR
72.6 sq. m. approx.



FINER DETAILS:

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- HUGE MASTER WITH FITTED WARDROBES & ENSUITE
- TWO RECEPTION ROOMS
- MODERN BATHROOM
- MASSIVE 180 FT REAR GARDEN
- NEWLY BUILT SUMMERHOUSE WITH WOODBURNER STOVE
- DRIVEWAY FOR SEVERAL CARS & CARPORT
- LARGE WORKSHOP 30FT by 12FT
- TENURE: LEASEHOLD HOUSE WITH FREEHOLD GARDEN
- COUNCIL TAX BAND: E



**4 HILLSIDE AVENUE
BROMLEY CROSS
BOLTON
BL7 9NG**

***"FOR MASSES OF SPACE, INSIDE AND OUT, YOU WILL NOT WANT TO
MISS YOUR CHANCE TO VIEW HILLSIDE AVENUE."***

NEWTON & CO
SIGNATURE HOMES

T: 01204 329975
E: INFO@NEWTONCO.CO.UK
WWW.NEWTONCO.CO.UK
605 CHORLEY OLD RD, BOLTON, BL1 6BL