




296 Turton Road, Bromley Cross, Bolton, BL2 3EF

Superbly presented and extended 3 bedroom semi detached property. Ideally located for access to local amenities sought after local schools, shops and within easy walking distance for Bromley Cross railway station accessing links to Manchester, Blackburn and beyond. The property offers stunning accommodation which comprises Porch, hallway, wc, lounge with bay to front, large open plan living kitchen diner with built in appliances island unit, wood burner and bi fold doors to rear garden. To the first floor there are 3 generous bedrooms and bathroom with three piece modern suite plus walk in walk out rainfall shower area. Outside there is extensive parking for 3 cars to the front plus extra area to the side, to the rear there are multi level patios utility area and workshop along with a 4 hole putting green and netted driving area. Viewing is essential to appreciate all that is on offer.

£1,500 Per Calendar Month

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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