



INDEPENDENT ESTATE AGENTS

21 Pinnacle Drive, Egerton, Bolton, Lancashire, BL7 9XD  
**£320,000**  
**FOR SALE**

Presented to an exceptional standard throughout, this superb home occupies a highly desirable cul-de-sac position with attractive open views. The property enjoys a pleasant outlook across a green and wooded area to the front, while the rear garden benefits from far-reaching views towards the moors. Standout features include a spacious main lounge and a stunning extended dining kitchen, ideal for modern family living and entertaining.



- APPROXIMATELY 2 MILES FROM CONVENIENT RAIL LINKS
- BEAUTIFULLY PRESENTED TO A HIGH STANDARD THROUGHOUT – READY TO MOVE STRAIGHT INTO
- SPACIOUS PRIMARY RECEPTION ROOM PLUS IMPRESSIVE EXTENDED DINING KITCHEN
- REAR GARDEN ENJOYING DISTANT VIEWS TOWARDS THE MOORS

Lancasters Independent Estate Agents  
104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ

- SURROUNDED BY EXTENSIVE OPEN GREEN SPACE AND SCENIC COUNTRYSIDE WALKS RIGHT ON THE DOORSTEP
- EGERTON AND BROMLEY CROSS VILLAGES PROVIDE AN EXCELLENT RANGE OF SHOPS, CAFÉS AND LOCAL AMENITIES
- SOUGHT-AFTER CUL-DE-SAC SETTING OVERLOOKING GREEN AND WOODED SURROUNDINGS TO THE FRONT

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# 21 PINNACLE DRIVE, EGERTON, BOLTON, LANCASHIRE, BL7

9XD

This outstanding home is immaculately presented throughout and offers true “move-in ready” accommodation, making it an ideal purchase for buyers seeking quality, comfort and convenience.

The property enjoys a prime plot position towards the head of a quiet cul-de-sac, benefiting from an attractive open aspect across a green and wooded area to the front. To the rear, the garden offers a delightful setting with distant views stretching towards the surrounding moorland, creating a wonderful sense of space and tranquillity.

Externally, the home benefits from a garage and driveway positioned at a lower level, while the internal accommodation is thoughtfully arranged across a single floor. A welcoming central hallway provides access to all rooms, with particularly impressive features including the generously sized main reception room and the stylish, modern extended dining kitchen, perfectly suited to contemporary lifestyles and entertaining.

Properties in this highly regarded location are rarely available on the open market and consistently generate strong buyer interest. Early viewing is strongly advised to fully appreciate the quality, setting and lifestyle on offer.

The sellers inform us that the property is Leasehold for a term of 999 years from 1 May 1969. Ground rent is unknown as the Rent has not been collected for many years and there is an Absentee Landlord Indemnity Policy in place.

Council Tax is Band C - £2,008.42

## THE AREA

Egerton is a consistently popular village towards the north of Bolton and benefits from superb surrounding countryside and access to some local shops and services within the village itself and also towards Bromley Cross. There are a variety of popular restaurants and pubs within the immediate area.

The impressive countryside is ideal for those who enjoy spending time outdoors and is very popular with dog walkers, runners and cyclists etc. A simple look at a satellite image of the area illustrates this vast amount of open green space. Egerton Park, with the children's playground, is just around 0.2 of a mile. The village in general boasts a good transport infrastructure with main line train station at Bromley Cross just over 2 miles away and connects to Manchester.



## ROOM DESCRIPTIONS

### Entrance Hallway

5' 0" x 8' 9" (1.52m x 2.67m) & 3' 2" x 6' 8" (0.97m x 2.03m) L-shaped, fitted with Amtico flooring.

### Reception Room

10' 4" (max) x 18' 3" (3.15m x 5.56m) Positioned to the front. Inset fire.

### Dining Kitchen

8' 10" x 17' 7" (2.69m x 5.36m) Extended. French doors, side screens to mast at Winter Hill. Integral fridge freezer, washer, dryer, Bosch oven, induction hob and extractor. Quartz worktops. Fitted with Amtico flooring.

### Bedroom 1

8' 11" x 12' 9" (to depth of robes) (2.72m x 3.89m) Positioned to the rear. Views to the left towards the moors.

### Bedroom 2

7' 4" x 10' 0" (2.24m x 3.05m) Positioned to the front. Fitted robes.

### Bathroom

5' 7" x 6' 4" (1.70m x 1.93m) Fitted as a shower room. Shower. Handbasin in vanity unit. WC. Tiled walls. Tiled floor.

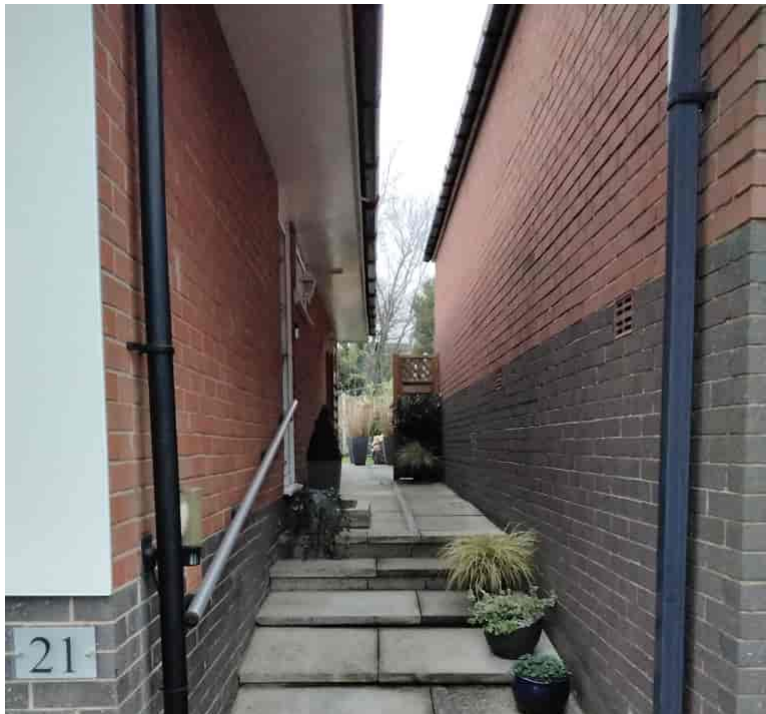
## Lower Ground Floor

### Garage

8' 6" x 17' 4" (2.59m x 5.28m)











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