



# 21 Pinnacle Drive, Egerton, Bolton, Lancashire, BL7 9XD

- Approximately 2 miles from convenient rail links
- Surrounded by extensive open green space and scenic countryside walks right on the doorstep
- Beautifully presented to a high standard throughout – ready to move straight into
- Egerton and Bromley Cross villages provide an excellent range of shops, cafés and local amenities
- Spacious primary reception room plus impressive extended dining kitchen
- Tenure: Leasehold
- Sought-after cul-de-sac setting overlooking green and wooded surroundings to the front
- Rear garden enjoying distant views towards the moors
- Garage and private driveway providing ample off-road parking
- Stylish and contemporary modern shower room
- Early viewing highly recommended due to anticipated demand
- Council Tax Band C