



**WILLIAM THOMAS**  
ESTATE AGENTS

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## **DRAFT**

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

### **30 Smith Lane, Egerton, Bolton, BL7 9ET**

Welcome to No. 30 Smith Lane, acknowledge as one of the best roads in the area this property has only recently been extended and fully modernised throughout to create a fantastic home. The property is detached occupying an enviable corner plot. The property is stunning throughout and is just waiting for its next owners, so simply move in, unpack, and enjoy!

**Step Inside**-into your entrance hall with a feature tiled floor with underfloor heating which also runs through the lounge and dining area plus bedroom three. Stairs in the hallway lead to the first floor but first let's take a look downstairs. The first room to discover is your spacious lounge with a log burning stove on a tiled hearth, this will keep the room cosy and warm and gives the room a real focal point. A window looks over the front and a large feature window looks over the rear garden so there is lots of natural light making it bright and airy. An opening leads to the stunning open plan kitchen-diner, this is where the action happens...cooking, eating and entertaining, a place for the whole family to gather and enjoy each other's company after going about their busy days! The kitchen includes Matt finished wall and floor units including complimentary Quartz worktops a built in Neff oven. A feature breakfast island with a built in induction hob and a pop up electric point. A grey stylish tiled floor leads you to the bi-fold doors to bring outside in during those warmer summer months. A door from the kitchen leads to your handy utility room, perfect to wipe the dogs down after their countryside walks. From the utility room is a door giving access to the spacious garage. Retrace your steps back to your entrance hall were you'll discover your downstairs bedroom three, located just off the hallway.

**Bedtime & Baths**-the landing connects you to two extremely spacious double bedrooms and your impressive 3 piece bathroom. Both bedrooms have large feature windows with fabulous views looking towards Winter Hill. The bathroom has a claw foot bath with a rain dance shower head above, tiled floor and elevations with a period feature style radiator.

**Step Outside**- onto the timber decked patio with a pergola, a stone shingled area leads to the side lawned

area which continues to the front and is bordered by plants and shrubs. A driveway to the rear leads to the garage.

**Out & About-** Smith Lane is known as being a highly sought-after street, particularly for families! And it's no surprise, it is quiet, well presented, and positioned in an Egerton postcode, but equally as close to the convenient amenities of Bromley Cross! If you're looking for a spacious family home in a family-oriented neighbourhood, close to good schools, transport links, and an abundance of local cafes, pubs, and restaurants, then look no further than this stunning home sitting in a generous plot on Smith Lane.

**£400,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

454 Darwen Road Bromley Cross Bolton



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- A Stunning Fully Modernised Detached Property
- Set on a Corner Plot
- Spacious Lounge
- Impressive Open plan Kitchen-Diner
- Downstairs Bedroom 3
- Two Large First Floor Bedrooms/Family Bathroom
- Gardens/Driveway/Garage
- Close to Open Countryside & First Class Schools
- Internal Inspection Highly Advised

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Entrance Hallway



Lounge



**Additional Lounge Pictures**



**Dining Room Open To Kitchen**





**Kitchen Open To Dining Room**



**Additional Kitchen Pictures**



**Additional Pictures**





### Utility Room



### Bedroom 3



First Floor



Bedroom 1



**Bedroom 2**



**Bathroom**





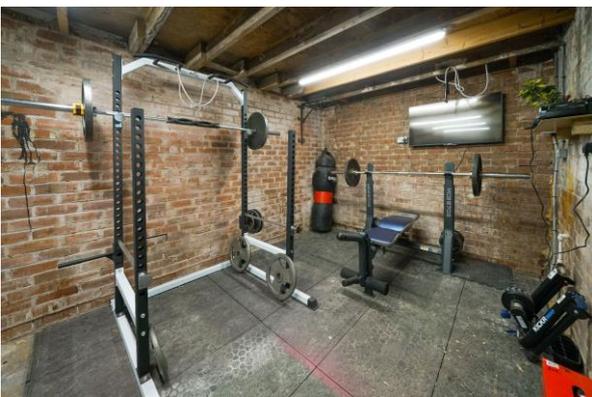
**Outside**



**Additional External Pictures**



**Garage**





### Views



### Agents Notes

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