



DRAFT

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

PRINT NAME _____

SIGNED _____

DATED _____

13 Elsworth Drive, Bolton, BL1 8TE

Welcome to Elsworth Drive... Looking for a property that you can move straight into with generous sized living accommodation and immaculately presented throughout?

A tucked away extended semi detached house located on the highly desirable development within a quiet cul de sac position just off Crompton Way. Ready to walk into accommodation is on offer with neutral decoration throughout meaning you literally need to move in your furniture and your home is complete.

Step Inside...

Enter through the front door into the entrance hall, a door to your left leads to your lounge, an electric fire with a limestone surround gives a real focal point as you enter the room. Timber/glazed doors lead through to your dining room with additional pvc double glazed doors leading to the rear garden. Next to this room is your spacious extended dining kitchen with fitted wood wall and floor units including a Villory hob with oven below and extractor hood above. Integrated fridge freezer, plus a handy storage cupboard. A pvc double glazed door gives access to outside and windows pleasantly look over the rear garden. A door from the kitchen leads through to your entrance hallway, from here you can climb the spindled staircase to the first floor.

Bedtime & Baths...

The landing connects you to three bedrooms and your 3 piece bathroom. Bedroom one has fitted wardrobes and drawers, bedroom two is another good sized double bedroom with bedroom three houses the Worcester boiler tucked away in a cupboard.

Step Outside...

Into the enclosed and beautifully maintained rear garden that benefits from a well tended lawn and a flagged patio area perfect to position your garden furniture and BBQ. There is a blockpaved and flagged driveway providing off road parking to the front and side of the property.

£265,000

www.williamthomasesstates.co.uk

454 Darwen Road Bromley Cross Bolton



- An Extended Semi-Detached House
- Lounge/Dining Room
- Impressive Breakfast Kitchen
- 3 Bedrooms
- 3 Piece Bathroom
- Gardens/Large Driveway/Garage
- Internal Inspection Highly Advised

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Entrance Hall



Lounge



Dining Room



Spacious Kitchen





First Floor



Bedroom 1



Bedroom 2



Bedroom 3



3 Piece Bathroom



Outside



Garage & Driveway



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property