



**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 \_\_\_\_\_

## **15 East Walk, Egerton, Bolton, BL7 9UA**

Are you looking for a property where you can add your own style? Welcome to 15 East Walk...

A three bedroom semi-detached, sitting proudly at the head of this highly desirable Cul-de-sac in Egerton. The property is in need of updating throughout but offers huge potential to add your own style and create a beautiful home. It has potential to extend over the garage as other neighboring properties have already done so. Subject to necessary planning and building regs.

**Step Inside-** into your entrance hallway, stairs lead to the first floor but first let's see what the downstairs has to offer. The door to your left leads through to your lounge-diner with a window to the front pleasantly looking down the Cul-de-sac, offering views of Egerton Park in the distance. Back to the hallway and take the door straight ahead leading to your kitchen. Access from the kitchen leads to the conservatory, positioned at the back of the property with a door to the rear porch.

**Bedtime & Baths-** the landing connects you to three bedrooms and your 3 piece bathroom. Bedroom one has the same pleasant views as your lounge and bedroom two has a built in wardrobe housing the Veissmann boiler.

**Step Outside-** the rear garden includes a paved patio area and lawn. It is well stocked with mature shrubs and trees. To the front is a flagged driveway leading to your garage.

**Out & About-** Situated on East Walk, a fabulous setting for those who love to spend their spare time in the countryside as you have footpaths close by to link up with amazing walks. Peacefully set on the edge of Egerton Village, pay a visit to one of the selection of pubs and restaurants such as The Cross Guns, Bistro 341, Cibo and Ciao Baby. For breakfast, brunch and lunch, explore the menus of local cafes Rainey's and Bakers...all within walking distance. Egerton Park has a playground for children and don't forget the cricket

club which is in close proximity! Dunscair and Turton Golf Club is also nearby for those wishing to work on their game.

**£250,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton



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- Semi-Detached House
- In Need Of General Modernisation
- Lounge-Diner
- Kitchen
- Conservatory/Rear Porch
- Three Bedrooms
- 3 Piece Bathroom
- Gardens/Driveway/Garage
- No Chain

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**Entrance Hall**



**Lounge-Diner**



**Kitchen**





**Conservatory**



**Rear Porch**



**First Floor**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**3 Piece Bathroom**



**Outside**







### Front Aspects



### 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