



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 _____

51 Kermoor Avenue, Bolton, BL1 7HW

The Property- This fabulous extensively extended mature semi detached house offers four first floor bedrooms plus a home office. The property has been thoughtfully designed and extensively extended to create a spacious family home...

Step Inside- into the entrance hallway where you can kick up your shoes and hang up your coats. You'll notice the quality Karndean flooring underfoot which runs through to your extended kitchen-family room. The first room to discover is your lounge with a log burning stove taking centre stage. A lovely big bay window looks over the front of the property. Timber and glazed double doors lead through to the dining room (this room can also be accessed via the entrance hallway) windows and pvc double doors lead out to the rear garden. Back to the entrance hall, take the door to the stunning extended kitchen-family room, including fitted modern gloss finished wall and floor units with complimentary worktops, built in 'Smeg' double oven and splashback, 'Bosch' 5 plate gas hob with extractor hood above, integrated Bosch microwave, fridge freezer and dishwasher. Several pvc double glazed window allows natural light to pour into this room making it bright and airy, pvc double doors lead out to the rear garden Indian Stone patio area and will allow a cool breeze in during those warmer summer months. There is a breakfast island with stool seating, this open plan kitchen-family room is the perfect space to socialise and entertain family and friends. A door from the kitchen gives access to a handy utility room and a downstairs Wc. From the utility a door leads to the garage. Retrace your steps back to the entrance hall to climb the stairs to the first floor.

Bedtime & Baths- the landing connects you to four good sized bedrooms plus a home office. There is a modern 3 piece family bathroom featuring a jacuzzi bath with a rain fall shower head above. Beautifully tiled elevations and floor with a vanity wash basin with storage and a Wc with a concealed flusher.

Step Outside- you are instantly greeted by a large Indian stone flagged patio area which we believe is a real sun trap. There is a lawned garden and to the bottom end of the garden is a covered timber seating area, another area to sit and socialise with family and friends where even the rain can't dampen your fun! To the

front is a block paved driveway providing off road parking.

Out And About- Located in a sought after location of Sharples, close to all local amenities including good schools, shops, pubs, restaurants, leisure facilities and transport links. It is also close to open countryside for outdoor pursuits!

£320,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Extensively Extended Semi Detached Family Home
- Desirable Cul De Sac Of Sharples
- Lounge/Dining Room
- Impressive Open Plan Kitchen/Family Room
- Utility Room/2 Piece Cloaks/4 Bedrooms plus Office
- Modern 3 Piece Bathroom
- Gardens/Garage/driveway
- Viewing Highly Recommended

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Entrance Hall



Lounge



Dining Room



Impressive Open Plan Dining Kitchen/Family Room





Additional Kitchen Pictures



Utility Room

Additional Pictures



Additional External Pictures



2 Piece Cloaks



First Floor

Fitted cupboard

Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Office



Modern 3 Piece Bathroom



Outside



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