



WILLIAM THOMAS
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

DRAFT

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

PRINT NAME _____

SIGNED _____

DATED _____

51 Turton Heights, Bolton, BL2 3DU

A warm welcome to 1 Aire Drive...an extremely impressive detached family home, positioned on this much sought after development, close to the Rigby's woodland and the Jumble's Reservoirs and not forgetting Bromley Cross Rail Station. It's also perfectly positioned for Turton and Cannon Slade high schools. This one has been extensively extended to create a fantastic family home.

Step Inside- Step into the entrance porch, kick off your shoes and hang up your coats, you'll notice the stylish grey karnedean flooring which runs through to your impressive dining kitchen, breakfast room and utility. Double sliding doors welcome you into the spacious lounge, a feature fireplace creates a real focal point as you enter the room. A door at the end of the hallway leads to your impressive dining-kitchen with modern high gloss wall and floor units and complimentary sleek grey worktops. It includes a Rangemaster sink unit, built in induction hob with a contemporary style extractor hood above, a built in oven and microwave plus the all important integrated dishwasher for the clean up afterwards. An arched opening from the kitchen leads to the breakfast room which provides a sliding patio door leading to the rear flagged Indian stone patio area and will allow a cool breeze in during those warmer summer months. Also off the breakfast room is a useful utility room, great to wipe the dogs down after their countryside walks. Back to the kitchen where an additional sliding patio door leads to your spacious conservatory. Retrace your steps back to the hallway where you'll find the handy downstairs loo, climb the stairs to the first floor.

Bed, Bath & Sweet Dreams- five double bedrooms, the master bedroom is a lovely room, with two windows to the front of the property. A spacious 3 piece en suite bathroom off the master bedroom has a jacuzzi bath to soak in after one of those long days at work. Just across the landing is the house family shower room, practical for the busiest of families.

Step Outside- You won't be short of parking for this one, either on the block paved driveway or in the garage. If you like to start your day with a morning coffee, the Indian Stone flagged patio area is a perfect place or later in the day get the BBQ fired up and maybe a beverage in hand whilst you keep an eye on the kids as they play happily on the lawn. It's a safe and secure spot for all of the family to relax and unwind together.

On Your Doorstep... Turton Heights is one of the most sought after developments in the area! Positioned on the fringe of The Jumbles Country Park. Exceptionally well placed for schooling at all levels including Turton High and Canon Slade, which are both within easy walking distance. Of course the home is within walking distance of all local amenities and Bromley Cross Train station too.

£435,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Modern Detached Family Home
- FIVE Double Bedrooms
- Highly Desirable Development
- Lounge/Downstairs Wc
- Impressive Dining-Kitchen
- Breakfast Room/Utility Room
- Conservatory/En-Suite Bathroom Plus Family Shower Room
- Gardens/Large Driveway/Garage
- Close To First Class Schools & Bromley Cross Rail Station
- Close To The Jumbles Country Park

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Entrance Hallway



Lounge



Impressive Kitchen-Diner



Additional Kitchen Pictures

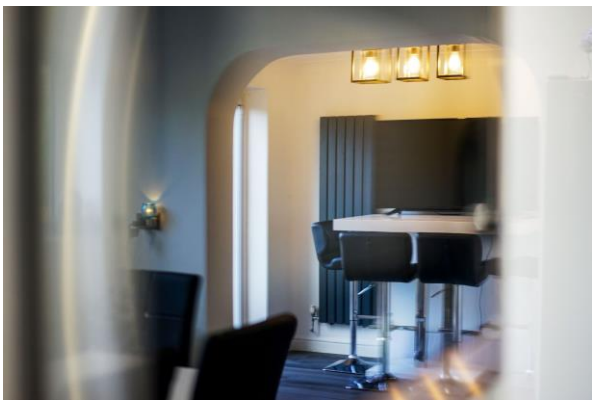




Additional Pictures



Breakfast Room

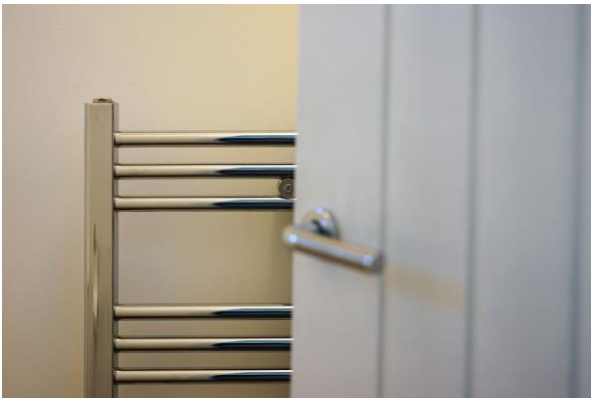


Utility Room

Conservatory



Downstairs Wc



First Floor



Bedroom 1



3 Piece En-Suite Bathroom

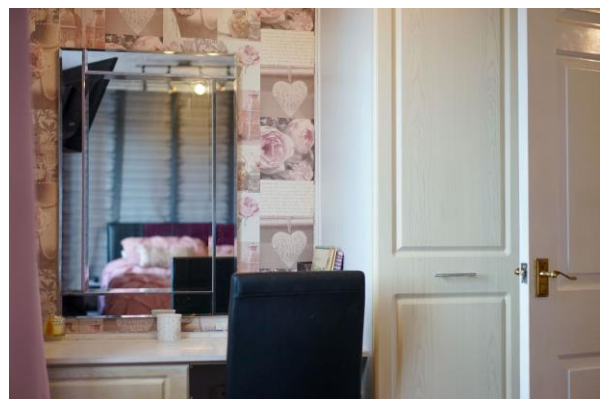




Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5



Family Shower Room





Outside



Rear Aspects



Garage



Agents Notes

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