



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 _____

4 Dewhurst Court, Egerton, Bolton, BL7 9XJ

Occupying a corner position on the sought-after development of Dewhurst Court in Egerton, this well presented 4-bedroom detached residence sits behind its private drive and manicured front garden, and offers spacious interiors perfect for family life. Its rare that properties come for sale on this small select development, so we feel early viewing will be essential. There is no upward chain to this one either.

Step Inside - Pop your car on the cobbled driveway and as soon as you step outside you notice how lovely and quiet this attractive location is. The property welcomes you inside to its homely ambience where the spacious hallway is the first of many bright and airy spaces to greet you. The lovely sized lounge is situated straight ahead through the timber/glazed double doors of the hallway. A gas fire holds the centre of the room...a lovely room to sink into the sofa and unwind, with the fire offering an orange flicker and cosy warmth. Windows and double doors lead out to the immaculately kept rear gardens. Next to this room is the dining room, great to entertain family and friends, a door from the dining room leads to your kitchen.

Just off your kitchen is your handy utility room, the home for the washer and dryer and handy essentials for your miscellaneous bits and bobs! Retrace your steps back to the entrance hallway passing the downstairs wc, to climb the stairs to the first floor via the half-turn staircase.

Sleeping & Bathing - From the landing you are connected to four good sized bedrooms, the master bedroom benefits from fitted wardrobes and an en-suite shower room. Bedrooms two and three are to the rear and bedroom 4 sits at the front.

A modern three-piece suite is found in the family bathroom, comprising bath, wash basin and WC, and the whole room is brought together by tiling to the floor and walls.

In addition to the sleeping and bathing quarters already on offer, the property has excellent potential for extending above the garage (subject to planning). Other properties on this development have undergone similar extensions.

The Outside Space - As well as the manicured lawn and shrubbery at the front, no.4 benefits from a wonderful garden to the rear. The back garden features a lawn bordered by a stone wall and conifers, and

a flagged patio is perfect for morning coffee or a lazy weekend brunch. The double garage is a great bonus too, providing plenty of space for storage which is a fundamental for family life! The cobbled driveway to the front provides ample parking.

Out And About - Egerton Village, is an extremely popular location and it's easy to see why, with its stunning countryside, and fabulous walks in addition to all of the activities in the village. Egerton Park is in the centre which hosts an array of activities with Egerton and Walmsley Primary Schools close by. The village even has its own Cricket green as well as pubs, restaurants, shops and Bromley Cross Rail Station within walking distance. All of this makes Egerton, quite deservedly, in such high demand.

£525,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Impressive Detached Family Home
- Highly Desirable Location Of Egerton
- Lounge/Dining Room
- Kitchen/Utility Room
- Downstairs Wc
- 4 Bedrooms/En-Suite
- Family Bathroom
- Well Tended Gardens
- Cobbled Driveway/Double Garage
- Internal Inspection Highly Advised/NO CHAIN

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Entrance Hallway

Spacious Lounge



Kitchen



Utility Room



Dining Room



Downstairs Wc



First Floor



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



Family 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