



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

## **Kenmore, Bolton Road, Bradshaw, Bolton, BL2 3EU**

**Welcome to Kenmore...** an absolutely stunning property which has been thoughtfully designed and extensively extended by the current owners, offering picturesque views to the rear over fields with glimpses of the cricket club through mature woodland. The property boasts high quality fixtures and fittings throughout with no expense spared and is presented in show house condition. Positioned on the periphery of Bradshaw Cricket Club and close the Rigbys, Jumbles Country Park and stunning countryside.

### **Step Inside...**

Into the entrance vestibule where you can kick off your shoes and hang up your coats before entering the welcoming entrance hallway. You'll notice the feature period style radiator and wonderful engineered oak wood flooring that runs seamlessly through to your lounge, setting the tone for this stunning property. The first room to discover is your lounge with a lovely big bay window to the front and taking centre stage is a wood burning stove set on a flagged hearth. Back to the entrance hallway passing the handy understairs storage cupboard you'll take the door to the fabulous fitted shaker style kitchen with integrated fridge freezer, Rangemaster oven with an induction hob above and let's not forget the all important dishwasher for the clean up afterwards! A bay window takes advantage of those picturesque rear views over open fields, woodland and Bradshaw Cricket Club. The breakfast island provides stool seating and a granite top in keeping with the worktops. You'll have plenty of space to store your beverages in the two sizable wine coolers built into the units. A door from the kitchen leads to your utility room, downstairs WC and a door to the integral garage. The utility room includes wall and floor units with a built in circular sink and integrated fridge freezer. An opening from the kitchen leads to the dining room extension, a fantastic room with velux windows and bi-folding doors to allow natural light to pour into this space. Engineered oak wood flooring with underfloor heating will keep the room toasty warm. The bi-folding doors lead out to a grey composite decked patio area and will allow a cool breeze in during those warm summer months. Retrace your steps back to the entrance hallway to climb the stairs to your first floor.

### **Bedtime & Baths...**

The first landing splits with three steps to the right leading to the beautiful master bedroom with its own luxury 3 piece en-suite. The bedroom benefits from engineered oak flooring and quality fitted wardrobes. The sleek en-suite shower room boasts "his & hers" vanity wash basins with storage below. A shower cubicle with a rain fall shower head above, tastefully tiled elevations and a stylish grey tiled floor with underfloor heating will keep the room warm. To the opposite side of the landing you'll discover three further good sized bedrooms. Bedrooms two and three have lovely big bay windows and benefit from fitted wardrobes. The sumptuous 4 piece family bathroom includes a shower cubicle with rain fall shower, a deep claw foot bath, perfect to soak in after one of those long days at work. A feature period style radiator and fully tiled elevations and floor.

### **Step Outside...**

Into the mature generous sized tiered gardens, as you step out of the bi-folding doors an elevated grey composite decked patio greets you with a contemporary glazed ballustrade so it keeps those fantastic views uninterrupted. Steps lead down to a wonderful tiled patio area, the perfect spot to position your garden furniture to sit and relax during those warm summer months listening to the sound of birdsong from the neighboring trees. The tiled patio leads onto the first of two lawns. Steps lead down to the lower tier, passing the rockery as you take the steps to the lower lawn which backs onto open fields. A great spot to place the kids trampoline, the adults can relax on the tiled patio enjoying their favorite tippie whilst keeping an eye on the kids as they plan happily on the lawns. To the front is a large concrete imprint driveway providing parking for several vehicles, there is access to the garage via a grey electric roller shutter door. From the rear garden a door gives access to a spacious cellar, there is restricted head height but superb storage, the Vaillant boiler is housed in the cellar.

### **Out & About...**

This stunning property is set off Bolton Road, Bradshaw so all the popular schools, house of worship, shops, restaurants and transport links of the surrounding area are within easy reach. Conveniently located within walking distance of Bromley Cross railway station, Turton School and the delightful open countryside of the Jumbles Country Park. The Rigby's is literary on your doorstep perfect for outdoor pursuits or a stroll through the woodland with the dogs, paths lead down onto Bradshaw Cricket Club where you can park yourself on a bench to watch the cricket. Canon Slade Secondary School is within a quarter of a mile and the property is well placed for access into Bolton Centre, together with the A666 motorway link.

**£550,000**



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- Stunning Extensively Extended Semi-Detached Family Home
- Wonderful Views To The rear Over Open Fields & Bradshaw Cricket Club
- Lounge With Wood Burning Stove
- Impressive Kitchen/Dining Room With Bi-Folding Doors
- Utility Room/Downstairs WC
- Four Good Sized Bedrooms/Luxury En-Suite Shower Room
- Sumptuous Family Bathroom
- Generous Gardens/Driveway/Garage
- Internal Inspection A Must/NO CHAIN

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**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

454 Darwen Road Bromley Cross Bolton



## Entrance Hallway



## Lounge





### Additional Pictures



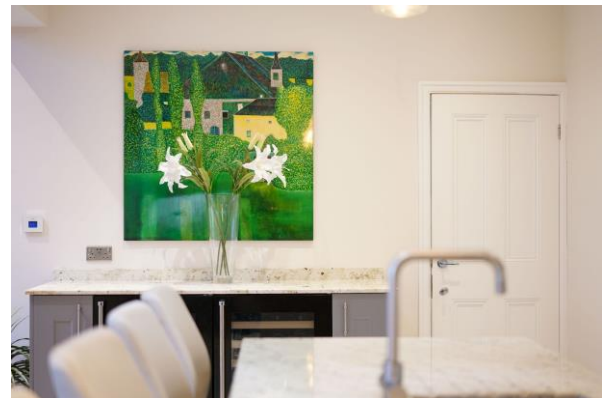
### Impressive Kitchen







### Additional Kitchen Pictures



## Dining Room



## Additional Dining Room Pictures







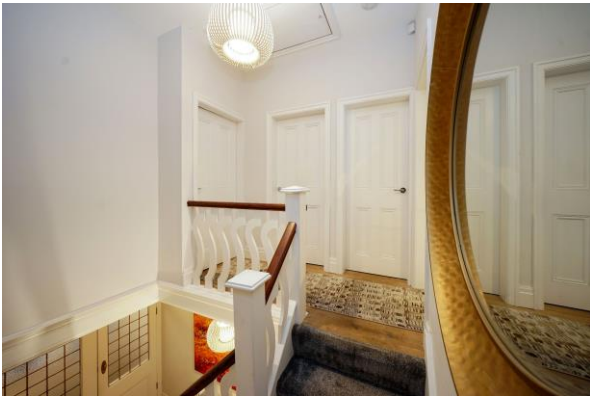
**Utility Room**



**Downstairs Wc**



## First Floor



## Bedroom 1





### Luxury En-Suite Shower Room





## Additional Pictures



## Bedroom 2



### Bedroom 3



### Bedroom 4



#### 4 Piece Family Bathroom



#### 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