



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 _____

The Bowery, Horrocks Fold, Bolton, BL1 7BX

Welcome to The Bowery...Tucked away off Belmont Road in the picturesque hamlet of stone properties in Horrocks Fold, discover 'The Bowery', a large stone semi-detached property offering extremely spacious living accommodation in a quiet idyllic setting on the fringe of open countryside. Follow the sweeping lane up to the top to the exclusive stone properties. Park on the cobbled driveway for two cars or in the garage via its electric door. The South facing garden to the rear is a fabuloussize, the kids will have so much space to play with their siblings and friends during those warm summer days.

Step Inside-through the Oak front door into the entrance hall, where you can kick off your shoes and hang up your coats. You'll notice the beautiful Yorkshire stone underfoot which runs through into the dining room. Just off the entrance hall is a handy downstairs Wc and a door leading to one of the reception rooms which could also be a 4th bedroom, windows are positioned to the front and side elevations and this room also has a spiral staircase leading to a mezzanine floor. A door gives access to a staircase leading down to the garage. This is perfect when parking the car in the garage on a rainy day to give access straight into the house. Back to the entrance hallway and a door leads to your spacious dining room, a staircase leads to the first floor but first let's continue through the ground floor living space. Next to the dining room is your kitchen (these two rooms have scope to knock through to make a large open plan kitchen/family room if desired, subject to necessary building regs) just off your kitchen is a handy utility room with an exit door leading outside. To the back of the property sit's your fabulous lounge, a log burning stove set in a stone chimney breast takes centre stage. Bi-folding pvc double glazed doors leads out to the wonderful rear garden, perfect to allow a cool breeze through during those warm summer months. Next to the lounge is a generous sized room which could be used for a verity of uses including study or a fifth bedroom if required. Retrace your steps back to the entrance hallway to climb the stairs to the first floor.

First Floor-The landing connects you to three good sized double bedrooms plus your family shower room. All the first floor bedrooms benefit from fitted wardrobes, creating plenty clutter free storage for all your clothes. The master bedroom is a stunning room, offering a great space to relax and enjoy the views through the two windows. Peep through the door to find the en-suite bathroom. The owner has created a built in

window seat in bedroom two to take advantage of the beautiful countryside views.

Step outside-And enjoy the south facing rear garden, where a beautifully landscaped paved patio sits by the manicured lawns neatly and privately enclosed by pretty plant lined stone walling. It even has its own working well with a slate roof which also makes a lovely feature.

The property is positioned in a semi-rural location between Bolton and Belmont on the fringe of local countryside making it ideally placed for immediate access to excellent local walks and outdoor activities including horse riding and cycling activities. Well regarded local schools, daily amenities, major transport links, such as the M61 motorway network along with local bus routes are located within close proximity. Set within this tiny hamlet, The Bowery has a great sense of community and serenity.

£485,000

www.williamthomasstates.co.uk
454 Darwen Road Bromley Cross Bolton



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- Spacious Stone Semi-Detached Property
- Idyllic Setting of Belmont on The Fringes Of Open Countryside
- Lounge with Log Burning Stove
- Dining Room/Kitchen/Utility Room/Downstairs Wc
- Sitting Room with mezzanine Floor (this room could be used as a 4th bedroom)
- Generous Sized Study (could be a 5th bedroom)
- Three first Floor Double Bedrooms/En-Suite
- Family Shower Room
- Good Sized Rear Garden/Driveway/Garage
- Internal Inspection Highly Advised

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Entrance Hallway



Downstairs Wc



Reception Room or Bedroom 4



Mezzanine Floor





Dining Room



Kitchen



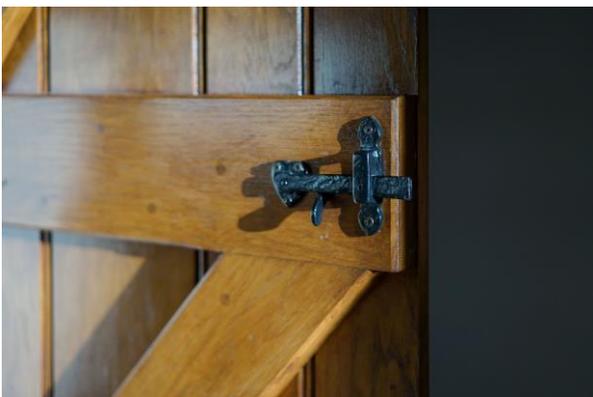
Utility Room



Lounge



Additional Pictures



Study or Bedroom 5



First Floor



Bedroom 1



Spacious En-Suite





Bedroom 2



Bedroom 3



Family Shower Room





Views



Outside



Additional External Pictures

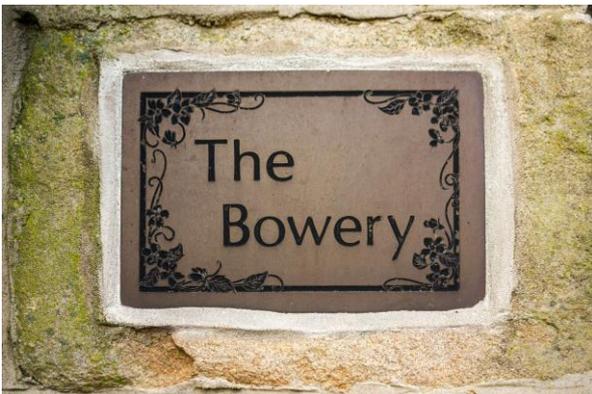




Garage



Additional Pictures



Agents Notes

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