



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 _____

3 Elm Grove, Bromley Cross, Bolton, BL7 9LE

An extremely well presented semi-detached house, the property has been tastefully modernised by the current owner to creating a lovely home. Set on a fabulous corner plot, with scope to extend to the side if desired, subject to necessary planning. (Planning permission has been passed for a double storey extension). Located in Bromley Cross close to open countryside, with Turton Golf Course and Moorland walks close by, also first class schools at all levels.

Step Inside- into your entrance porch and through to your lounge, a window looks out to the front garden and stairs lead up to your first floor. To the back of the property sits your impressive kitchen-diner, featuring fitted wall and floor units including built in range cooker and plumbed for your washer and dryer. Two pvc windows allow natural light through to make it bright and airy. There is a useful understairs storage cupboard and a pvc double glazed door leads to the garden. Retrace your steps back to your lounge and lets take the stairs to the first floor.

Bedtime- the landing connects you to two good sized double bedrooms and a single bedroom, plus the 3 piece bathroom. Bedroom one benefits from fitted wardrobes, drawers and dressing table. All the bedrooms has wonderful views. The bathroom features a bath with the shower over, a low level Wc and wash basin. Stylish grey flooring and sleek grey wall tiling including an anthracite grey towel radiator. A cupboard houses the Worcester combi-boiler which has recently been fitted.

Step Outside- into the gardens which includes a flagged patio area, perfect to set up your garden furniture. The kids can have fun playing on the lawned areas to the front and side of the property. In the far corner of the rear garden is an additional timber decked patio area. A block paved driveway to the rear leads to the garage.

out And About- Situated in Bromley Cross which is acknowledged as one

of Bolton's most prestigious locations due to its being on the fringe of the West Pennine Moors and close to beautiful countryside. Turton Golf Course is in close proximity. The village is increasingly popular with its own shops, cafes, The Last Drop Leisure Complex, restaurants and takeaways plus an array of hairdressers, beauty salons, doctors, dentists, and opticians....the list goes on. The train station takes you directly to Manchester city and we have some of the best schooling in Greater Manchester close by.

£285,000

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



WILLIAM THOMAS
ESTATE AGENTS

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



- Immaculately Presented Semi-Detached Family Home
- Lounge/Dining Kitchen
- 3 Bedrooms
- Modern 3 Piece Family Bathroom
- Good Gardens to The Front/Rear/Side
- Driveway/Garage
- Planning Permission Passed For a Double Storey Extension to Side
- Close To Open Countryside/First Class Schools & The Rail Station
- Internal Inspection Highly Advised

3 Elm Grove, Bromley Cross, Bolton, BL7 9LE

An extremely well presented semi-detached house, the property has been tastefully modernised by the current owner to creating a lovely home. Set on a fabulous corner plot, with scope to extend to the side if desired, subject to necessary planning. (Planning permission has been passed for a double storey extension). Located in Bromley Cross close to open countryside, with Turton Golf Course and Moorland walks close by, also first class schools at all levels.

Step Inside- into your entrance porch and through to your lounge, a window looks out to the front garden and stairs lead up to your first floor. To the back of the property sits your impressive kitchen-diner, featuring fitted wall and floor units including built in range cooker and plumbed for your washer and dryer. Two pvc windows allow natural light through to make it bright and airy. There is a useful understairs storage cupboard and a pvc double glazed door leads to the garden. Retrace your steps back to your lounge and lets take the stairs to the first floor.

Bedtime- the landing connects you to two good sized double bedrooms and a single bedroom, plus the 3 piece bathroom. Bedroom one benefits from fitted wardrobes, drawers and dressing table. All the bedrooms has wonderful views. The bathroom features a bath with the shower over, a low level Wc and wash basin. Stylish grey flooring and sleek grey wall tiling including an anthracite grey towel radiator. A cupboard houses the Worcester combi-boiler which has recently been fitted.

Step Outside- into the gardens which includes a flagged patio area, perfect to set up your garden furniture. The kids can have fun playing on the lawned areas to the front and side of the property. In the far corner of the rear garden is an additional timber decked patio area. A block paved driveway to the rear leads to the garage.

out And About- Situated in Bromley Cross which is acknowledged as one

of Bolton's most prestigious locations due to its being on the fringe of the West Pennine Moors and close to beautiful countryside. Turton Golf Course is in close proximity. The village is increasingly popular with its own shops, cafes, The Last Drop Leisure Complex, restaurants and takeaways plus an array of hairdressers, beauty salons, doctors, dentists, and opticians....the list goes on. The train station takes you directly to Manchester city and we have some of the best schooling in Greater Manchester close by.

£285,000

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

Entrance Porch



Lounge



Dining Kitchen



Additional Kitchen Pictures



First Floor



Bedroom 1



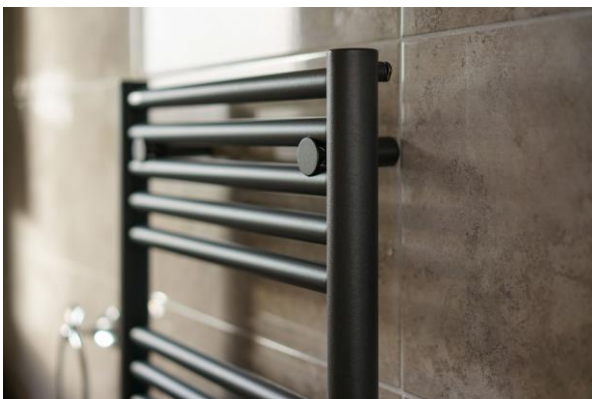
Bedroom 2



Bedroom 3



3 Piece Bathroom



Outside



Garage & Driveway



Views



Front Elevation



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