



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 _____

1 Wellington Mews, Turton, Bolton, BL7 0EP

The Property...

A stunning extended and spacious Stone four bedroom detached family home, set in the much sought after Edgworth Village, with the tranquil sound of the flowing brook in the background, which pleasantly backs onto the rear garden. Offering modern living in a fabulous country setting. "Wow" is the word that springs to mind when you walk through the door of this stunning property! Stylish decor and quality finish. **Pull up on the driveway, ahead of the garage, where there is ample parking for three cars.**

Step Inside- into a hallway, kick off your shoes and hang up your coats, pass the recently fitted downstairs Wc, as you take the door to your right to discover your living room, a lovely bay window looks over the front garden and woodland, the vendors regularly spot a family of deer wandering through the woods. And for the colder winter days the Stovax wood burning stove belts out warmth and a cosy orange glow! Continue through to into your dining area, perfect for the family to enjoy their Sunday roast. You'll notice the solid Oak engineered flooring underfoot, which flows from the dining room into the stunning open plan kitchen-family room.

The kitchen features cream gloss cupboards and drawers. Integrated within is a Neff oven, grill, fridge,

freezer and Bosch dishwasher. A black worktop sweeps around to form a breakfast bar, a great spot to socialise with family and friends. Set within it, a stainless steel circular sink, 5-ring gas hob and stainless steel extractor hood above. **Opposite the kitchen, discover a sitting area, set beneath beautiful roof windows and French doors, both allowing natural light to stream into this room. The French doors lead out to the professionally landscaped rear garden and will allow a cool breeze through during those warm summer months.**

An oak/glazed door gives access to the play room, this would also make an ideal home office. Next to the kitchen is your handy utility room, fitted with cupboards for storage, a stainless steel sink, plumbed for washing machine and dryer, perfect to keep the kitchen neat and tidy. It also houses the Vaillant combi-boiler, tucked away in a cupboard.

Bedtime & Baths-Retrace your steps to the entrance hall, take the stairs to the first floor landing, connecting you to 4 bedrooms and the family bathroom. Continue along the corridor to discover the main bedroom, windows look out over both the front and rear gardens. This room features a selection of fitted, white wardrobes, providing plentiful storage space.

Next door, a second double bedroom looks out over the front garden. There's plenty space for a full set of bedroom furniture alongside a double bed. **A third bedroom also looking out over the front.**

The fourth bedroom looks over the rear. The immaculate family bathroom comprises a white gloss vanity unit neatly houses the wash basin and WC, providing storage. Tiled walls and elevations, the bathroom is heated by a contemporary chrome radiator. Relax in the bath after one of those long days at work. Completing the first floor accommodation is your recently fitted separate shower room, fitted with a glazed shower

unit with sleek grey tiling, WC and wall-hung wash basin.

Step Outside- into the low maintenance garden which has been professionally landscaped. It's not overlooked and secured by fencing. The anthracite grey composite decked patio area is perfect to set up your garden furniture to sit and relax, whilst watching the kids play happily on the artificial-lawns. There is the soothing sound of the flowing brook behind the garden fence. In addition there is a vegetable plot to the side of the property.

out and about- Situated in Edgworth, a traditional English village known for its pretty stone properties where walks and countryside beckon within your easy reach. The church and primary school allow families to fully immerse themselves in all that village life has to offer and in the centre, an assortment of amenities are on hand, including a selection of local shops, doctors', dentist, post office and hairdresser.

For sports, Edgworth boasts a cricket club and a bowling green whilst The Barlow is the hub of the village, hosts an array of activities for all ages.

Additional Information- The property is Freehold.

The Vaillant Combi-Boiler was fitted in 2019.

Windows Installed in 2017.

Burglar Alarm System.

£425,000

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



- Fabulous Extended Detached Family Home
- Lounge with a Log Burning Stove
- Dining Area
- Impressive Extended Kitchen-Family Room
- Play Room-Home Office
- Utility Room/Downstairs Wc
- 4 Bedrooms/Family Bathroom/Separate Wc
- Landscaped Gardens
- Garage/Driveway Parking For 3 Cars
- Highly Sought After Location

1 Wellington Mews, Turton, Bolton, BL7 0EP

The Property...

A stunning extended and spacious Stone four bedroom detached family home, set in the much sought after Edgworth Village, with the tranquil sound of the flowing brook in the background, which pleasantly backs onto the rear garden. Offering modern living in a fabulous country setting. "Wow" is the word that springs to mind when you walk through the door of this stunning property! Stylish decor and quality finish. **Pull up on the driveway, ahead of the garage, where there is ample parking for three cars.**

Step Inside- into a hallway, kick off your shoes and hang up your coats, pass the recently fitted downstairs Wc, as you take the door to your right to discover your living room, a lovely bay window looks over the front garden and woodland, the vendors regularly spot a family of deer wandering through the woods. And for the colder winter days the Stovax wood burning stove belts out warmth and a cosy orange glow! Continue through to into your dining area, perfect for the family to enjoy their Sunday roast. You'll notice the solid Oak engineered flooring underfoot, which flows from the dining room into the stunning open plan kitchen-family room.

The kitchen features cream gloss cupboards and drawers. Integrated within is a Neff oven, grill, fridge,

freezer and Bosch dishwasher. A black worktop sweeps around to form a breakfast bar, a great spot to socialise with family and friends. Set within it, a stainless steel circular sink, 5-ring gas hob and stainless steel extractor hood above. **Opposite the kitchen, discover a sitting area, set beneath beautiful roof windows and French doors, both allowing natural light to stream into this room. The French doors lead out to the professionally landscaped rear garden and will allow a cool breeze through during those warm summer months.**

An oak/glazed door gives access to the play room, this would also make an ideal home office. Next to the kitchen is your handy utility room, fitted with cupboards for storage, a stainless steel sink, plumbed for washing machine and dryer, perfect to keep the kitchen neat and tidy. It also houses the Vaillant combi-boiler, tucked away in a cupboard.

Bedtime & Baths-Retrace your steps to the entrance hall, take the stairs to the first floor landing, connecting you to 4 bedrooms and the family bathroom. Continue along the corridor to discover the main bedroom, windows look out over both the front and rear gardens. This room features a selection of fitted, white wardrobes, providing plentiful storage space.

Next door, a second double bedroom looks out over the front garden. There's plenty space for a full set of bedroom furniture alongside a double bed. **A third bedroom also looking out over the front.**

The fourth bedroom looks over the rear. The immaculate family bathroom comprises a white gloss vanity unit neatly houses the wash basin and WC, providing storage. Tiled walls and elevations, the bathroom is heated by a contemporary chrome radiator. Relax in the bath after one of those long days at work. Completing the first floor accommodation is your recently fitted separate shower room, fitted with a glazed shower

unit with sleek grey tiling, WC and wall-hung wash basin.

Step Outside- into the low maintenance garden which has been professionally landscaped. It's not overlooked and secured by fencing. The anthracite grey composite decked patio area is perfect to set up your garden furniture to sit and relax, whilst watching the kids play happily on the artificial-lawns. There is the soothing sound of the flowing brook behind the garden fence. In addition there is a vegetable plot to the side of the property.

out and about- Situated in Edgworth, a traditional English village known for its pretty stone properties where walks and countryside beckon within your easy reach. The church and primary school allow families to fully immerse themselves in all that village life has to offer and in the centre, an assortment of amenities are on hand, including a selection of local shops, doctors', dentist, post office and hairdresser.

For sports, Edgworth boasts a cricket club and a bowling green whilst The Barlow is the hub of the village, hosts an array of activities for all ages.

Additional Information- The property is Freehold.

The Vaillant Combi-Boiler was fitted in 2019.

Windows Installed in 2017.

Burglar Alarm System.

£425,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Entrance Hallway



Downstairs Wc



Lounge





Additional Lounge Pictures



Dining Room



Open Plan Kitchen-Family Room



Additional Pictures





Additional Pictures



Utility Room



Play Room/Home Office



First Floor



Modern Shower Room



Bedroom 1





Additional Bedroom Pictures



Bedroom 2





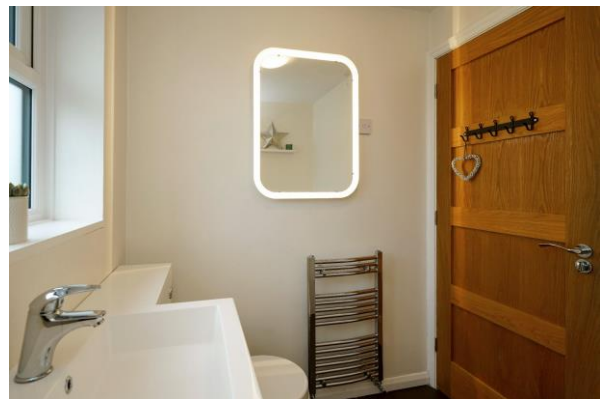
Bedroom 3



Bedroom 4



Modern Family Bathroom





Outside



Side Garden & Driveway



Additional Pictures





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