



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 _____

15 Spinning Meadow, Bolton, BL1 2QQ

The Property- A well presented spacious two bedroom semi-detached house. The property boasts an extremely good sized corner plot position with fabulous gardens...

Step Inside- In to the entrance hallway, stairs lead to your first floor, but first lets see what downstairs has to offer. The first room to discover is your lounge, with a window looking over the front garden. A door gives access to the conservatory, pvc double glazed windows look over the fantastic gardens. Back to your lounge and take the door to your kitchen, featuring wood wall and floor units including oven, hob and extractor hood above. A cupboard houses the recently fitted Worcester combi-boiler. A pvc double glazed door leads out to the garden patio area. Retrace your steps back to the hallway to climb the stairs to your first floor.

Bedtime & Baths- The landing connects you to two good sized double bedrooms and your 3 piece bathroom.

Outside- The gardens are a real selling point to this property, a flagged patio with a timber pergola is the perfect spot for the adults to socialise. To the side is a large lawned garden, ideal for the kids to play. The gardens are very private and well kept. To the front is a driveway leading to the garage, providing parking for two cars.

Location- The property is perfect for families, with safety not being a problem and a park within walking distance of the property. Its Close Proximity to Chorley Old Road, the Diverging road to Chorley New Road, and B6205 which leads straight into town centre, the property has access to a multitude of amenities and transport links.

£0.00

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



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- Well Presented Semi-Detached House
- Generous Sized Corner Plot
- Lounge/Conservatory
- Kitchen
- Two Good Sized Bedrooms
- 3 Piece Bathroom
- Fantastic Private Gardens
- Driveway/Garage
- Viewing Highly Advised

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Lounge



Conservatory



Kitchen



First Floor

Bedroom 1



Bedroom 2



3 Piece Bathroom



Outside



Additional Pictures





Garage/Driveway



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