



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 _____

21 Staveley Avenue, Bolton, BL1 7HD

The Property- A beautiful detached true bungalow set on a highly desirable location. This well-proportioned bungalow on Staveley Avenue in Sharples offers well proportioned accommodation, a generous landscaped garden, a tandem drive to fit three cars, and garage! The property was originally built as a three-bedroom house, though the current owner has converted the third bedroom, creating a large master bedroom. Let's take a closer look...

Step Inside- Park up on the block paved drive, and make your way to the anthracite grey front door that's set back from the street behind an easy maintenance garden. Through to your spacious hall and to the left lies your bright and airy kitchen and breakfast room. A large window to the front pours plenty of natural light in. This impressive kitchen boasts fabulous dove grey wall and floor units including a built in induction hob with a contemporary style extractor hood above. Built in double oven and plumbed for an American fridge freezer. There is stylish grey wall tiling to one elevation and fantastic grey laminate flooring. A pvc double glazed exit door leads

to the side of the property.

Returning to the hallway, a door leads through to your lounge, and what a lovely space this is. Pvc double glazed French doors open up into the garden, which stream plenty of natural light into the room while bringing the outside in. Like the kitchen, the lounge is modern, bright and airy, with an gas fire holding the centre of the room. Let's not forget the feature ceiling with inset lighting, gently illuminating the room. Can you picture yourself here with your feet up relaxing with loved ones? This room gives access to the conservatory which also sits to the back of the property with doors leading out to the garden.

Beds & Baths-To the right of the entrance hall lie's the inner hall, this space currently housed a small desk and offers bundles of natural light through the large roof velux window. Just off the inner hall are bedrooms one and two plus the house shower room. The master bedroom offers windows to the front and rear elevation, it boasts fabulous fitted wardrobes, dressing table and drawers. The second bedroom is also a double room. To complete the accommodation is your 3 piece shower room, which features a three-piece suite including a glazed/tiled shower enclosure, wash basin and WC.

outside Space-This property sits on a plot which has so much potential! With a long block paved drive to the right of the property leading to the garage, and the generous landscaped garden at the back, there's lots of room to play with.

The garden to the rear includes a decked area, a flagged patio area and a lawned garden bordered by plants and shrubs. Whether you have green fingers and would love a garden like this to tend to, or whether you're interested in the generous amount of space to further develop the property via an extension, there's lots you can do here!

Location-Welcome to Staveley Avenue. This sought-after street of bungalows in the heart of Sharples offers its new owners the opportunity to live in a quiet neighbourhood while being on the doorstep of every amenity you'd need. From a wide selection of

nurseries and schools to shops, supermarkets, pubs, restaurants,
and transport links – you have it all nearby!

£310,000

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



- Detached True Bungalow
- Beautifully Modernised/Highly Desirable Street of Sharples
- Lounge/Conservatory
- Impressive Kitchen
- 3 Piece Shower Room
- Two Double Bedrooms
- Good Gardens/Driveway/Garage
- Internal Inspection Highly Advised

21 Staveley Avenue, Bolton, BL1 7HD

The Property- A beautiful detached true bungalow set on a highly desirable location. This well-proportioned bungalow on Staveley Avenue in Sharples offers well proportioned accommodation, a generous landscaped garden, a tandem drive to fit three cars, and garage! The property was originally built as a three-bedroom house, though the current owner has converted the third bedroom, creating a large master bedroom. Let's take a closer look...

Step Inside- Park up on the block paved drive, and make your way to the anthracite grey front door that's set back from the street behind an easy maintenance garden. Through to your spacious hall and to the left lies your bright and airy kitchen and breakfast room. A large window to the front pours plenty of natural light in. This impressive kitchen boasts fabulous dove grey wall and floor units including a built in induction hob with a contemporary style extractor hood above. Built in double oven and plumbed for an American fridge freezer. There is stylish grey wall tiling to one elevation and fantastic grey laminate flooring. A pvc double glazed exit door leads

to the side of the property.

Returning to the hallway, a door leads through to your lounge, and what a lovely space this is. Pvc double glazed French doors open up into the garden, which stream plenty of natural light into the room while bringing the outside in. Like the kitchen, the lounge is modern, bright and airy, with an gas fire holding the centre of the room. Let's not forget the feature ceiling with inset lighting, gently illuminating the room. Can you picture yourself here with your feet up relaxing with loved ones? This room gives access to the conservatory which also sits to the back of the property with doors leading out to the garden.

Beds & Baths-To the right of the entrance hall lie's the inner hall, this space currently housed a small desk and offers bundles of natural light through the large roof velux window. Just off the inner hall are bedrooms one and two plus the house shower room. The master bedroom offers windows to the front and rear elevation, it boasts fabulous fitted wardrobes, dressing table and drawers. The second bedroom is also a double room. To complete the accommodation is your 3 piece shower room, which features a three-piece suite including a glazed/tiled shower enclosure, wash basin and WC.

outside Space-This property sits on a plot which has so much potential! With a long block paved drive to the right of the property leading to the garage, and the generous landscaped garden at the back, there's lots of room to play with.

The garden to the rear includes a decked area, a flagged patio area and a lawned garden bordered by plants and shrubs. Whether you have green fingers and would love a garden like this to tend to, or whether you're interested in the generous amount of space to further develop the property via an extension, there's lots you can do here!

Location-Welcome to Staveley Avenue. This sought-after street of bungalows in the heart of Sharples offers its new owners the opportunity to live in a quiet neighbourhood while being on the doorstep of every amenity you'd need. From a wide selection of

nurseries and schools to shops, supermarkets, pubs, restaurants,
and transport links – you have it all nearby!

£310,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Entrance Hallway



Impressive Kitchen



Additional Kitchen Pictures



Lounge





Conservatory



Inner Hall



Bedroom 1



Additional Bedroom Pictures



Bedroom 2



3 Piece Shower Room



Outside



Additional External 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