



**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 \_\_\_\_\_

## **43 Turton Heights, Bolton, BL2 3DU**

**The property-** For family living at its finest we have a special home, with a double garage with two up and over doors, three reception rooms to entertain, plus wonderful gardens too! Up the half turn staircase you will discover four spacious bedrooms for a good night's rest and two bathrooms to freshen up...it's just waiting for its next owners to unpack and start to enjoy.

### **Welcome To No. 43...**

An aesthetically fabulous looking property standing proud in the desirable location of Turton Heights. This home is wrapped up in the most convenient setting ready to spoil its new owners-there are countryside walks, shops, schools and a choice of villages surrounding this quiet tucked away estate. The front of the home is as immaculate as its interior, expect admiring glances as you arrive on your double driveway and choose weather to park up there or in the double garage!

**Step Inside-** Enter your porch, kick off your shoes and take the double doors leading into the spacious bright hallway...where to explore first! Head into the study, the perfect setting for a good days work, it's calming and light with a window looking over the front of the house. A handy downstairs toilet is placed next to this and ideal for visiting guests too! For when it's time to relax the lounge is waiting, oh so bright and flooded with light courtesy of three windows. Be drawn to the flicker of flames from the gas fire and it's Limestone surround. The next room to discover is your dining room, a door gives access to the kitchen and sliding patio doors lead to your conservatory which pleasantly looks out over the rear garden and double doors will allow a cool breeze in during those warmer summer months. The breakfast kitchen is positioned next to your dining room (these two rooms could be opened up into one large open plan space if desired subject to necessary building regulations). The kitchen features fitted wall and floor units with a built in Bosch double oven, microwave and gas hob with an extractor above. A breakfast bar creates the perfect spot to enjoy your morning brew. Just off the kitchen is a handy utility room with an exit door leading outside.

**Bedtime & Baths-** The first floor landing connects you to four excellent sized bedrooms and your family bathroom. The master bedroom is extremely spacious with a range of fitted furniture and an impressive 4

piece en-suite bathroom. It has a deep freestanding bath to soak and relax in, a separate shower enclosure, vanity wash basin with a circular wash basin and storage below plus the low lower Wc. Finished with beautifully part tiled elevations and a chrome towel rail. All the bedrooms are complete with fitted furniture to keep the rooms neat and tidy. The immaculate family bathroom comprises of a bath with shower over, a vanity wash basin, low level Wc and finished with stylish tiled elevations and a chrome heated towel rail.

**Step Outside-** You are instantly greeted by a large flagged patio, offering a great spot for al-fresco dining and refreshments on a warm summer days. The BBQ and garden furniture would fit perfectly here, the adults can sit and relax on the patio whilst the kids play happily on the lawns. The generous sized lawn is bordered by mature plants and shrubs. To the front is your double driveway leading to the detached double garage.

On Your Doorstep... Turton Heights is one of the most sought after developments in the area! Positioned on the fringe of The Jumbles Country Park. Exceptionally well placed for schooling at all levels including Turton High and Canon Slade, which are both within easy walking distance. Of course the home is within walking distance of all local amenities and Bromley Cross Train station too.

**£535,000**

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- Substantial Detached Family Home
- Immaculately Presented Throughout
- Highly Desirable Cul-De-Sac Location on Turton Heights
- Spacious Entrance Hallway
- Lounge/Dining Room/Conservatory
- Breakfast Kitchen/Utility Room
- Office/Downstairs Wc
- Four Good Sized Bedrooms/Luxury 4 Piece En-Suite
- Fabulous Family Bathroom
- Double Detached Garage

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454 Darwen Road Bromley Cross Bolton

Entrance Hallway



Lounge





**Additional Lounge Pictures**



**Dining Room**



**Conservatory**



**Breakfast Kitchen**



### Additional Kitchen Pictures



### Utility Room



### Home Office





**Downstairs Wc**



**First Floor**



**Bedroom 1**





**Impressive 4 Piece En-Suite**



**Additional Pictures**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



**Family Bathroom**





**Additional Pictures**



**Outside**



### Additional External Pictures



### Double Detached Garage



### 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