



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 _____

9 Spinney Nook, Bolton, BL2 4BB

The Property- A fabulous semi-detached property set on a quiet Cul-de-sac. Presented immaculately throughout, just waiting for its next owners to unpack and start to enjoy.

Step Inside- Into the entrance hallway via the composite front door, you'll notice the beautiful porcelain tiled floor underfoot. The first room to discover to your right is your lounge. A window looks over your the front of the property and a door leads through to your impressive kitchen-diner, this is a stunning room featuring high gloss white wall and floor units with complimentary granite worktops and splashbacks. Integrated washing machine, freezer, Bosch dishwasher, double oven, built in hob with an extractor hood above. Two feature contemporary style radiators will warm the room. The porcelain tiled floor seamlessly runs through into your orangery which is open from the dining area of the kitchen. The conservatory has been installed with underfloor heating and features argon glass roof windows. Double doors lead out to your rear garden, perfect to allow a cool breeze in during those warmer summer months. Retrace your steps back to the entrance hallway to climb the stairs to your first floor.

Bedtime & Baths- The landing connects you to three bedrooms and your family bathroom. Bedroom one is a double and benefits from fitted mirrored wardrobes, bedroom two is also a double. The impressive bathroom feature a deep bath with a shower over, a vanity wash basin with storage below and a low level Wc. It's finished with stylish wall and floor tiles and a chrome heated towel rail.

Step Outside- Into the professionally landscaped gardens. The rear garden is South facing, you are instantly greeted by a decorative stone shingled patio, perfect to set up your garden furniture. There is a generous sized well kept lawned garden bordered by mature plants and shrubs. A timber shed sits in the corner, ideal to store your gardening tools. **To the front is a driveway leading to the carport.**

Out And About- The property is ideally placed in Harwood Village with excellent amenities including high

regarded primary and secondary schools, including St Maxentius CofE, Canon Slade CofE and Turton School. Local shops are all within walking distance and Bromley Cross Train Station isn't to far away. The idyllic location is also within a stones throw of the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There is also some great restaurants including The Crofters, Baci and Roka to name a few.

£259,950

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 Home
- Lounge
- Stunning Kitchen-Diner
- Conservatory
- Three Bedrooms
- Impressive 3 Piece Bathroom
- Gardens/Driveway/Carport
- Desirable Location Of Harwood
- Internal Inspection Highly Advised

9 Spinney Nook, Bolton, BL2 4BB

The Property- A fabulous semi-detached property set on a quiet Cul-de-sac. Presented immaculately throughout, just waiting for its next owners to unpack and start to enjoy.

Step Inside- Into the entrance hallway via the composite front door, you'll notice the beautiful porcelain tiled floor underfoot. The first room to discover to your right is your lounge. A window looks over your the front of the property and a door leads through to your impressive kitchen-diner, this is a stunning room featuring high gloss white wall and floor units with complimentary granite worktops and splashbacks. Integrated washing machine, freezer, Bosch dishwasher, double oven, built in hob with an extractor hood above. Two feature contemporary style radiators will warm the room. The porcelain tiled floor seamlessly runs through into your orangery which is open from the dining area of the kitchen. The conservatory has been installed with underfloor heating and features argon glass roof windows. Double doors lead out to your rear garden, perfect to allow a cool breeze in during those warmer summer months. Retrace your steps back to the entrance hallway to climb the stairs to your first floor.

Bedtime & Baths- The landing connects you to three bedrooms and your family bathroom. Bedroom one is a double and benefits from fitted mirrored wardrobes, bedroom two is also a double. The impressive bathroom feature a deep bath with a shower over, a vanity wash basin with storage below and a low level Wc. It's finished with stylish wall and floor tiles and a chrome heated towel rail.

Step Outside- Into the professionally landscaped gardens. The rear garden is South facing, you are instantly greeted by a decorative stone shingled patio, perfect to set up your garden furniture. There is a generous sized well kept lawned garden bordered by mature plants and shrubs. A timber shed sits in the corner, ideal to store your gardening tools. **To the front is a driveway leading to the carport.**

Out And About- The property is ideally placed in Harwood Village with excellent amenities including high

regarded primary and secondary schools, including St Maxentius CofE, Canon Slade CofE and Turton School. Local shops are all within walking distance and Bromley Cross Train Station isn't to far away. The idyllic location is also within a stones throw of the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There is also some great restaurants including The Crofters, Baci and Roka to name a few.

£259,950

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Entrance Hallway



Lounge



Impressive Kitchen-Diner



Additional Pictures





Conservatory



First Floor



Bedroom 1



Bedroom 2





Bedroom 3



Family Bathroom





Outside

