



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 _____

18 Tong Fields, Egerton, Bolton, BL7 9EA

Location...Location and Breathtaking Views!!!

Welcome to Meadow Cottage...a truly beautiful end stone cottage backing on to open fields with picturesque views which must be seen! Thought to originally have been a rope factory in the 17th century, this now wonderful family home has been sympathetic to the history and heritage of the property with flagged floors, beamed ceilings and open fires, exposed random stone elevations, period style radiators, yet, embraces the modern conveniences of combination gas central heating, PVC double glazing. During its history the property was once two cottages which have been combined to create the spacious accommodation of today which is set over three levels...

Step Inside- into a welcoming lounge with a log burning stove as a real focal point when entering the room, this will keep the room cosy & warm through those winter months. Underfoot is a fabulous stone flagged floor that runs through to the dining room and kitchen. You will also notice feature period style radiators which are a theme throughout the house. Next door to this room is the impressive farmhouse style dining kitchen with sage green wall and floor units, integrated fridge/freezer, plumbed for a washing machine, a range cooker ideal for those who love to cook plus a dishwasher for the clean up afterwards. The windows from this room allow light to flood into the kitchen but also provide the most enviable aspects to the rear, a stable style door gives access to the side garden. Next to the kitchen located to the rear of the property is a good sized dining room, are double doors from the dining room, perfect for allowing a cool breeze in over those warm summer days.

Sleeping Quarters- to the first floor you'll discover three bedrooms and a spacious stunning 4 piece family bathroom with the added bonus of two attic rooms (with restricted head height) accessed via staircases from the second and third bedroom. Great rooms for teenagers to have as gaming rooms or quiet time for them to study. The bathroom is beautifully presented with a claw foot free standing bath perfect to soak and relax in after one of those long days at work or you have the option of a shower where you can gaze through the bathroom window and take in the scenic views.

Outside- as you approach the property you will enter through timber gates onto a stone shingled driveway. There are lovely lawned gardens to the side and rear enclosed by a stone pretty stone wall backing on to open fields. In the corner of the garden is a raised timber decked patio area, a perfect place to dine al fresco and entertain family and friends. This area is a real sun trap, a perfect place to fire up the BBQ, relax and enjoy the summer sun. To the front is a lovely cobbled patio leading to the front door.

Out And About-Situated on Tong Fields, Egerton which is acknowledged as one of Bolton's most prestigious locations due to its being on the fringe of the West Pennine Moors and on the doorstep to beautiful countryside. The village is increasingly popular with its own shops, cafes, restaurants and takeaways plus an array of hairdressers, beauty salons, doctors, dentists, and opticians....the list goes on. The train station takes you directly to Manchester city and we have some of the best schooling in Greater Manchester close by.

£400,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- A Beautiful Stone Cottage With Stunning Views
- Once Two Cottages Knocked into One Property
- Lounge
- Fabulous Kitchen-Diner
- Dining Room
- Three Bedrooms
- Impressive 4 Piece Bathroom
- Two Attic Rooms Accessed Via Bedrooms 2 & 3
- Backing onto Open Fields With stunning Views
- Close To First Class Schools & Bromley Cross Rail Station

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Lounge



Kitchen-Diner





Dining Room



Additional Kitchen Pictures



Additional Pictures



First Floor



Bedroom 1





Bedroom 2



Attic Room 1



Bedroom 3



Attic Room 2



Impressive 4 Piece Family Bathroom



Additional Bathroom Pictures





**Outside
Gardens**



Stunning Views



Aerial Photography



Additional Pictures



Agents Notes

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