



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 _____

26 Briggs Fold Road, Egerton, Bolton, BL7 9SG

A two bedroom semi-detached true bungalow, perfect for anyone looking for living accommodation arranged over one floor. Its situated in the highly desirable Egerton Village, close to all local amenities and open countryside.

Step Inside- You enter the property into the entrance hallway where to the left you have bedroom with a window looking over the front garden, the vendors are currently using this room as a dining room. Continuing straight through to the lounge, this lovely room is well proportioned with space to fit a dining table if desired. There is a gas fire with a limestone surround and a fabulous bay window to allow natural light to pour into the room, making it bright and airy. The bathroom is your next room off your hallway, fitted with a white vanity unit, as well as a bath with overhead shower. The master bedroom overlooks the rear of the property, is particularly spacious and is fitted with plenty of storage. The kitchen also overlooks the rear garden, and includes an integrated gas hob, fridge and double oven.

Step Outside- To the rear, the garden is arranged over two levels, the first is a large patio which has been generously laid with Indian stone flags. The garden has a southerly aspect, this will be a lovely space to sit and enjoy a quiet moment to yourself with a coffee and the morning paper. The lower level has been laid to lawn. To the front is a little lawned garden, single garage and an attractive block paved drive, which can easily accommodate two cars.

Out And About- A perfect setting for those who love to spend their spare time in the countryside as you have footpaths close by to link up with amazing walks.

Peacefully set on the edge of Egerton Village, pay a visit to one of the selection of pubs and restaurants such as The Cross Guns, Bistro 341, Cibo, and Ciao Baby for classic Italian cuisine. For breakfast, brunch and lunch, explore the menus of local cafes Rainey's and Bakers...all within walking distance. Egerton Park has a playground for children and don't forget the cricket club which is outside your back door! Turton Golf Club is also nearby for those wishing to work on their drive.

£250,000

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



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- Semi-Detached True Bungalow
- Lounge
- Kitchen
- Two Bedrooms
- 3 Piece Bathroom
- Landscaped Gardens/Driveway/Garage
- Desirable Location Of Edgerton Village
- Internal Inspection Highly Advised

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Lounge



Kitchen





Bedroom 1



Bedroom 2





3 Piece Bathroom

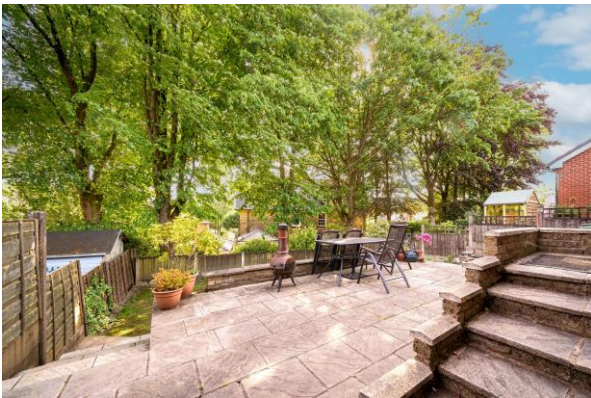


Outside





Additional External Pictures



Driveway & 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