



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 _____

11 Lower House Walk, Bromley Cross, Bolton, BL7 9JT

Don't be fooled into thinking this is your standard three bedroom property on Lower House Walk by the front facade. This fabulous property has been extensively extended to the rear with a double storey extension, to create a spacious family home comprising in brief, a large through lounge with dining area, recently fitted kitchen, utility room, downstairs WC. Three good sized double bedrooms and a 3 piece bathroom. A prime location for schools at all levels, close to Bromley Cross Rail Station and open countryside. Its presented immaculately throughout just waiting for it's next owners to unpack and start to enjoy!

Step Inside- Into your entrance hall via your composite front door, you'll instantly notice the beautiful solid oak engineered wood flooring which runs into the through lounge and dining area, fabulous internal oak doors are a theme throughout the property, and on entering the lounge you are instantly greeted by a feature wood burning stove with a sleek tiled wall section behind the burner, complimented by a stylish wood panelled wall. Imagine being sat in front of the fire on a winters night watching the fire roaring away and enjoying your favourite tipple...bliss! Double doors from your dining area lead out to the rear garden timber decked patio. Your impressive kitchen sits to the back of the property and features cream fitted wall and floor units including an integrated dishwasher, a sink unit with a window behind looking over the rear garden. Its finished with stylish grey splashbacks and a grey tiled floor, an exit door leads to the side of the property. Just off your kitchen is a handy utility room with fitted units including an integrated fridge and freezer, the combi-boiler is tucked away in a cupboard. Just off your utility room is a useful downstairs WC. Retrace your steps back to your entrance hall to climb the stairs to your first floor.

Bedtime & Baths- The landing connects you to three really good sized double bedrooms and your 3 piece bathroom. The bathroom includes a bath with shower above, low level wc, pedestal wash basin, fully tiled elevations and floor with a chrome heated towel rail and a useful storage cupboard. There is loft access from the landing via a pull down ladder, perfect for extra storage.

Step Outside- Onto the raised timber decked patio, the perfect spot to position your garden furniture and BBQ to enjoy the summer sun, the garden is a real sun trap! Steps from the decked area leads down to

lawned garden, which has a flagged path running through the middle leading to your rear flagged patio, housing the fabulous jacuzzi. (this could be purchased through separate negotiation). There is a lawned garden to the front and a driveway to the side which leads to the garage.

Out And About-Situated on Lower House Walk, Bromley Cross which is acknowledged as one of Bolton's most desirable locations due to its being on the fringe of the West Pennine Moors and close 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.

£235,000

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



- Impressive Extensively Extended Property
- Set In The Heart Of Bromley Cross
- Immaculately presented throughout
- Spacious Through Lounge
- Fabulous Kitchen/Utility Room/Downstairs WC
- Three Good Sized Double Bedrooms
- 3 Piece Bathroom
- Beautiful Gardens/Driveway/Garage
- Close To First Class Schools & Bromley Cross Rail Station
- Internal Inspection Highly Advised

11 Lower House Walk, Bromley Cross, Bolton, BL7 9JT

Don't be fooled into thinking this is your standard three bedroom property on Lower House Walk by the front facade. This fabulous property has been extensively extended to the rear with a double storey extension, to create a spacious family home comprising in brief, a large through lounge with dining area, recently fitted kitchen, utility room, downstairs WC. Three good sized double bedrooms and a 3 piece bathroom. A prime location for schools at all levels, close to Bromley Cross Rail Station and open countryside. Its presented immaculately throughout just waiting for it's next owners to unpack and start to enjoy!

Step Inside- Into your entrance hall via your composite front door, you'll instantly notice the beautiful solid oak engineered wood flooring which runs into the through lounge and dining area, fabulous internal oak doors are a theme throughout the property, and on entering the lounge you are instantly greeted by a feature wood burning stove with a sleek tiled wall section behind the burner, complimented by a stylish wood panelled wall. Imagine being sat in front of the fire on a winters night watching the fire roaring away and enjoying your favourite tippie...bliss! Double doors from your dining area lead out to the rear garden timber decked patio. Your impressive kitchen sits to the back of the property and features cream fitted wall and floor units including an integrated dishwasher, a sink unit with a window behind looking over the rear garden. Its finished with stylish grey splashbacks and a grey tiled floor, an exit door leads to the side of the property. Just off your kitchen is a handy utility room with fitted units including an integrated fridge and freezer, the combi-boiler is tucked away in a cupboard. Just off your utility room is a useful downstairs WC. Retrace your steps back to your entrance hall to climb the stairs to your first floor.

Bedtime & Baths- The landing connects you to three really good sized double bedrooms and your 3 piece bathroom. The bathroom includes a bath with shower above, low level wc, pedestal wash basin, fully tiled elevations and floor with a chrome heated towel rail and a useful storage cupboard. There is loft access from the landing via a pull down ladder, perfect for extra storage.

Step Outside- Onto the raised timber decked patio, the perfect spot to position your garden furniture and

BBQ to enjoy the summer sun, the garden is a real sun trap! Steps from the decked area leads down to lawned garden, which has a flagged path running through the middle leading to your rear flagged patio, housing the fabulous jacuzzi. (this could be purchased through separate negotiation). There is a lawned garden to the front and a driveway to the side which leads to the garage.

Out And About-Situated on Lower House Walk, Bromley Cross which is acknowledged as one of Bolton's most desirable locations due to its being on the fringe of the West Pennine Moors and close 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.

£235,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Entrance Hall



Spacious Through Lounge With Dining Area



Additional Pictures



Impressive Kitchen





Utility Room & Downstairs Wc



First Floor





Bedroom 2



Bedroom 3



3 Piece Bathroom





Outside



Additional External Pictures



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