



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 _____

6 New Briggs Fold, Egerton, Bolton, BL7 9UL

A detached true bungalow set in the sought after location of Egerton, occupying an elevated position the property takes in fantastic views towards Winter Hill.

The property briefly comprises: entrance hall, 3 piece bathroom with a Aqua electric shower above the bath, two bedrooms both benefit from a range of fitted furniture to keep the rooms neat and tidy and windows offer picturesque views towards Winter Hill. The lounge features a gas fire to keep the room cosy and warm, a pvc double glazed sliding patio door leads through to your spacious open plan conservatory through to the fitted kitchen. French doors from the conservatory lead to the rear garden. The kitchen includes wood wall and floor units with under unit strip lighting, integrated dishwasher and fridge/freezer, built in oven and hob with an extractor hood above. Tiled splashbacks and floor, a door leads through to your garage.

Outside there is a flagged and decorative stone patio area, in addition a raised timber decked patio area is the perfect spot to position your garden furniture and BBQ. It pleasantly backs onto woodland and there is a timber shed for storage. To the front is a good sized concrete imprint driveway leading to the garage.

The property also benefits from gas central heating and double glazing. Viewing highly recommended.

£275,000

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



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- Detached True Bungalow With Fantastic Views
- Lounge/Spacious Conservatory
- Kitchen
- Two Bedrooms
- 3 Piece Bathroom
- Gardens/Driveway/Garage
- Sought After Location Of Egerton Village
- Internal Inspection Highly Advised

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Hallway



Lounge



Spacious Conservatory



Kitchen



Bedroom 1



Bedroom 2



3 Piece Bathroom



Outside



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