

DRAFT

11 West Walk, Egerton, Bolton, BL7 9TZ

A well presented extended detached family home...Perfect for the growing family, situated in the highly desirable village of Egerton on a quiet cul-de-sac.

Step Inside- into the vestibule and hang up your scarf and coat, you'll notice the handy downstairs WC, perfect for visiting guests. From the entrance hall you'll discover a door leading to your extended loungediner, an electric fire gives a real focal point as you enter the room. A big window pleasantly looking down the front street and a bay window to the back of the dining area looks over the rear garden. To the back of the property is your breakfast kitchen, featuring fitted wall and floor units including hob with the extractor hood above and a built in double oven. A door from your kitchen leads to a useful utility room, it benefits from two velux windows and is plumbed for your washing machine and dryer, a composite door leads to your rear garden. Retrace your steps to the hallway and before taking the stairs to the first floor you'll find a door leading to a play room, this could be utilised as a number of uses…you choose!

The Sleeping Quarters- from the landing you have access to four bedrooms plus a home office, ideal for anyone working from home. Also an impressive 3 piece family bathroom and an additional shower room. The family bathroom features a bath with shower above, wash basin, low level wc and finished with beautifully tiled elevations with a heated towel rail. The shower room boasts a shower enclosure, low level wc, pedestal wash basin and fully tiled elevations and floor.

Step Outside- the garden has been designed with one area landscaped boasting a fantastic Indian stone flagged patio area for the adults to sit and relax during those warmer summer months, a great spot to set up your garden furniture and BBQ to entertain family and friends. There is also a generous sized lawn perfect for the kids to play. To the front is your flagged driveway for off road parking.

Out & About- Situated on West Walk, a fabulous setting for those who love to spend their spare time in the

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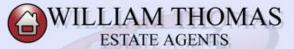
countryside as you have footpaths close by to link up with amazing walks.

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 Raineys 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.

£350,000

www.william thomas estates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Extensively Extended Detached Family Home
- Lounge-Diner
- Breakfast Kitchen/Utility Room/Downstairs Wc
- Play Room
- Four Bedrooms Plus A Home Office
- 3 Piece Family Bathroom
- Shower Room
- Landscaped Gardens/Driveway
- Sought After Position Of Egerton
- Internal Inspection Highly Advised

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Entrance Hallway



Spacious Extended Lounge-Diner









Additional Pictures





Breakfast Kitchen





Utility Room



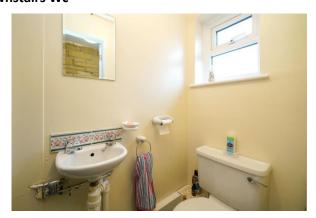


Play Room





Downstairs Wc



First Floor



Bedroom 1







Bedroom 2





Bedroom 3







Bedroom 4





Home Office





3 Piece Family Bathroom









Shower Room





Outside









Agents Notes

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