



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 _____

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 lounge-diner, 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

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.

£350,000

www.williamthomasestates.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

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