



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 _____

131 Ramwells Brow, Bromley Cross, Bolton, BL7 9LG

The Property- In its elevated position at the head of the cul de sac, this three bedroom extended family home benefits from far reaching views and a private rear garden... This three bedroom family home has been thoughtfully extended to the side to create a fabulous property.

Driveway parking is in front of your garage which has a electric remote control door. A garden at the front rises up and guides you to the front door, a lovely Indian Stone flagged patio allows you to catch the far reaching views from this elevated position. Around the back of the house, you have a tiered garden of substantial size with a great degree of privacy. Whilst you ponder the potential come on in and we'll give you the guided tour...

Step Inside- through the hall and into the lounge, a bright room with a window looking out to the front. A door leads through to the fabulous dining kitchen/family room. A ideal spot for family and friends to gather and socialise. Fitted wall and floor units with complimentary solid Oak worktops and a range of integrated appliances including dishwasher, washing machine, dryer, integrated Bosch duel microwave/oven, plumbed for American fridge freezer. A solid Oak dining table attached to the feature exposed brick wall is a real feature of this room which is sure to impress! Two electrically operated velux windows allow light to pour into this fantastic family space and let's not forget the feature floor to ceiling pvc double glazed window. French doors lead to the Indian Stone flagged patio area which provides extensive views! A perfect view point on bonfire night or New Year's Eve to watch the fireworks! A door leads out to the side of the house from here and up to your garden. Trace your steps back through the lounge and take the stairs to the first floor where you have three bedrooms, two doubles, and a single plus the impressive bathroom.

The bathroom is modern with a white suite featuring a 'P' shaped bath with a rain dance shower head above and a flexible shower hose and head at a lower level, vanity wash basin with storage below and a WC with a concealed flusher. It features fully wet walled elevations with a tiled effect and an anthracite grey towel radiator.

Step Outside- Into the gardens, the rear garden offers a spacious Indian Stone flagged patio area with steps leading to the well tended lawn, perfect for the kids to play. There is a gate with an additional wild garden

area. To the front is a large Indian Stone flagged patio, a driveway and garage with an electric door.

The Location- Situated towards the top of Ramwells Brow, an elevated position with no passing traffic. Bromley Cross is acknowledged as one of Bolton's most prestigious 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, opticians, and chiropodist...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.

£300,000

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



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- Fabulous Detached Family Home
- Extended to the Ground Floor
- Stunning Elevated Views
- Lounge
- Kitchen-Diner-Sitting Room
- Three Bedrooms
- Modern 3 Piece Bathroom
- Landscaped Gardens
- Hive Controlled Central Heating
- Close to Open Countryside & Good Schools

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Entrance Hallway



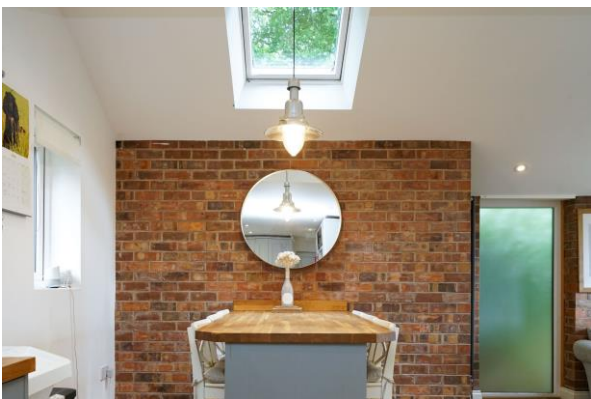
Lounge



Stunning Kitchen-Diner-Family Room



Additional Pictures





Pictures

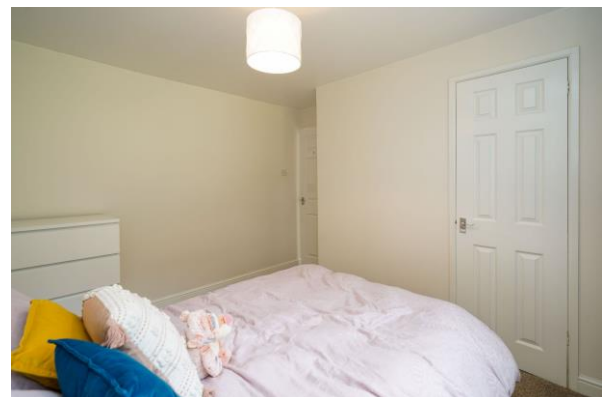


First Floor

Bedroom 1



Bedroom 2





Rear Views



Bedroom 3



Impressive 3 Piece Bathroom



Outside

Rear Garden





Addition Wild Garden Area



Front Garden & Patio



Front Elevation



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