



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 _____

16 Threadfold Way, Bolton, BL7 9DN

This impressive three-storey end townhouse occupies a lovely riverside location on Threadfold Way, providing generous sized living accommodation perfect for any growing family. Set on a highly desirable position of the cul-de-sac, close to picturesque woodland on this award winning development site at the sought after Eagley Brook.

It briefly comprises, spacious 'L' shaped lounge, kitchen-diner, three bedrooms, two bathrooms plus two separate WC's and a utility room.

Park up on the driveway before taking the path to the front door.

Step Inside-into the spacious hallway, to find a handy downstairs WC with a wall mounted wash basin. Continue straight ahead and into the kitchen-diner, this is a lovely room, flooded with natural light. You will have plenty of space for all your pots and pans in this kitchen and a built in oven and hob, integrated fridge and freezer. A cupboard houses the Valiant boiler which is controlled by Hive heating. You have plenty of space for a dining area...time to invite your friends round and put your culinary skills to the test? The doors open out to your pretty low maintenance garden, so whatever the season your garden is on hand to give you a pleasant outlook. Next to the kitchen is a useful utility room, this has been taken off the garage, still leaving a good sized store accessed via the garage up and over door.

Bath Bed And Beyond-From the first floor landing you'll discover a lovely 'L' shaped lounge with a Juliette balcony and double glazed windows looking over the rear garden. To the front is your third bedroom which boasts two Juliette balcony's to enjoy the view of the historic landmarks and the flowing brook. You have another 2 piece bathroom on this floor, handy for any visiting guests. Take another flight of stairs up to the Second floor, off the landing to your left is bedroom one with fantastic views to the rear towards Winter Hill, you have a pristine en-suite shower room featuring a tiled/glazed shower enclosure with a rain fall

shower head above. A vanity wash basin with storage below and a WC with a concealed flusher. To the front of the property you'll find bedroom two with a window looking over the brook and a built in storage cupboard. Between the two bedrooms is your 3 piece bathroom.

Step Outside- Step outside where your tranquil riverside retreat awaits, fully enclosed, and designed for you to relax and enjoy your outdoor space without any of the hard work. The paved patios are perfect to enjoy the summer sun through those warmer months!

On Your Doorstep- Threadfold Way is situated in Eagley Valley, acknowledged as an area of high residential demand and offers a vibrant atmosphere with a mix of modern townhouses and apartments set within the two converted cotton mills making this a popular setting for professionals and families alike. Served by excellent local amenities including shopping, schools and leisure facilities and with easy access to open countryside.

£270,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- An End Town House with Accommodation Over 3 Floors
- Spacious 'L' Shaped Lounge
- Kitchen-Diner/Utility Room
- Two Bathrooms Plus Two Separate WC's
- Three Bedrooms
- Garage/Driveway
- Sought After Location
- Internal Inspection Highly Advised

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Entrance Hallway



Kitchen-Diner



Utility Room



Downstairs Wc



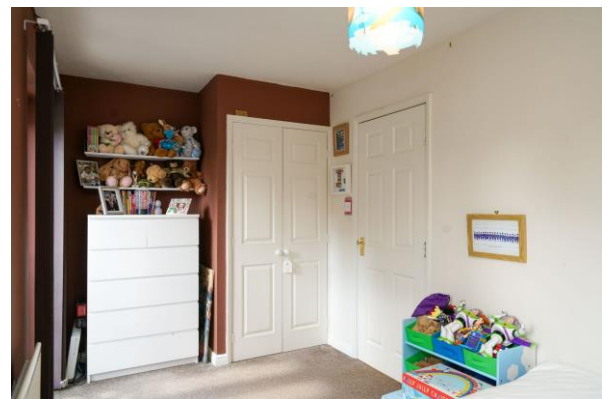
First Floor



'L' Shaped Lounge



Bedroom 3





First Floor Wc



Second Floor



Bedroom 1



En-Suite Shower Room



Bedroom 2



Family Bathroom



Outside



Views



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