



**WILLIAM THOMAS**  
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131  
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

## **DRAFT**

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

### **384 Darwen Road, Bromley Cross, Bolton, BL7 9JD**

Welcome to 384 Darwen Road....an attractive stone cottage with many beautiful features! The property is presented immaculately throughout, just waiting for its next owners to unpack and start to enjoy. The cottage benefits from new windows, carpets and have been tastefully fully decorated. There is no upward chain to this one either.

**Step inside-** Into the lounge where an electric fire creates a cosy focal point, there is a beamed ceiling and a window looking over the front. The next room to discover is your spacious dining kitchen, featuring cream wall and floor units including a built in oven and hob with a chrome/glazed extractor hood above. A window looks over the pretty rear garden and an exit door leads outside.

**Bedtime-** Climb the stairs to discover two bedrooms and a spacious 3 piece shower room. The main bedroom is a good sized double, the second bedroom sits to the back of the property and benefits from fitted wardrobes. Outside the rear garden is predominantly designed for easy maintenance..a space to enjoy relaxing in those summer months.

Situated close to all local amenities including first class schools at all levels, restaurants, bistro cafes and Bromley Cross Rail Station. It is also close to open countryside for tranquil walks and outdoor pursuits.

A wonderful stone cottage in a highly desirable location, internal Inspection highly advised.

**Out And About-** Situated on Darwen Road, Bromley Cross which is acknowledged as one of Bolton's most prestigious locations due to it 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, and opticians....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.

**£175,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton



**WILLIAM THOMAS**  
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131  
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK



- Impressive Stone Garden Fronted Cottage
- Lounge/Kitchen-Diner
- Two Bedrooms
- 3 Piece Shower Room
- Rear Courtyard
- Immaculately Presented Throughout
- Internal Inspection Highly Advised/NO CHAIN

## 384 Darwen Road, Bromley Cross, Bolton, BL7 9JD

Welcome to 384 Darwen Road....an attractive stone cottage with many beautiful features! The property is presented immaculately throughout, just waiting for its next owners to unpack and start to enjoy. The cottage benefits from new windows, carpets and have been tastefully fully decorated. There is no upward chain to this one either.

**Step inside-** Into the lounge where an electric fire creates a cosy focal point, there is a beamed ceiling and a window looking over the front. The next room to discover is your spacious dining kitchen, featuring cream wall and floor units including a built in oven and hob with a chrome/glazed extractor hood above. A window looks over the pretty rear garden and an exit door leads outside.

**Bedtime-** Climb the stairs to discover two bedrooms and a spacious 3 piece shower room. The main bedroom is a good sized double, the second bedroom sits to the back of the property and benefits from fitted wardrobes. Outside the rear garden is predominantly designed for easy maintenance..a space to enjoy relaxing in those summer months.

Situated close to all local amenities including first class schools at all levels, restaurants, bistro cafes and Bromley Cross Rail Station. It is also close to open countryside for tranquil walks and outdoor pursuits.

A wonderful stone cottage in a highly desirable location, internal Inspection highly advised.

**Out And About-** Situated on Darwen Road, Bromley Cross which is acknowledged as one of Bolton's most prestigious locations due to it 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, and opticians....the list goes on. The train station

384 Darwen Road, Bromley Cross, Bolton, BL7 9JD

takes you directly to Manchester city and we have some of the best schooling in Greater Manchester close by.

**£175,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton

Lounge



Kitchen-Diner





**First Floor**



**Bedroom 1**



**Bedroom 2**



**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