



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 _____

413 Hough Fold Way, Bolton, BL2 3PY

An extremely impressive detached true bungalow, set in a desirable location of Harwood, close to all the village amenities. The stunning bungalow has been tastefully modernised throughout and offers generous sized living accommodation arranged over one floor. In brief the property comprises an entrance vestibule, stunning open plan kitchen-diner, lounge, three good sized bedrooms, en-suite shower room and a 3 piece bathroom.

Step Inside- Into welcoming entrance vestibule via the stylish composite front door, the first room to discover through the beautiful oak internal door is your impressive kitchen-diner. You'll notice the beautiful grey laminate wood flooring, which runs through most of the property. The kitchen features white and grey high gloss wall and floor units including a Samsung induction hob with a contemporary extractor hood above, built in oven and grill, integrated fridge, freezer, washing machine plus the all important dishwasher. The breakfast bar provides stool seating, the perfect spot to enjoy your morning coffee! There is plenty of space for your dining table to entertain guests, a sliding patio door from the dining area leads to the side garden patio. An opening leads to your lounge where an electric fire greets you as you enter the room, giving a warm glow and a window looks over the front of the property.

The inner hall connects you to three bedrooms and your 3 piece bathroom. The master bedroom has a window with views over the rear garden and an impressive en-suite shower room featuring a tiled/glazed enclosure with a rain fall shower head above and an additional low level shower hose, vanity wash basin and a WC, beautiful tiled elevations and floor with a stylish grey towel rail. The bathroom comprises a deep bath with a wall mounted flexible shower hose, vanity wash basin and WC, sleek wall and floor tiling with a chrome heated towel rail.

Step Outside- From the kitchen sliding patio onto the flagged patio area, the perfect spot to position your BBQ. To the rear is an additional flagged patio housing your garden furniture to sit and relax, next to this area is your lawn. From the rear garden there is picturesque views towards Winter Hill. To the front is a large block paved driveway for off road parking. The garage features an electric door from the front driveway and a pedestrian door from the rear garden.

Out And About- The property is ideally placed in Harwood Village with excellent amenities including high regarded primary and secondary schools, including St Maxentius CofE, Canon Slade CofE and Turton School. Local shops are all within walking distance and Bromley Cross Train Station isn't to far away. The idyllic location is also within a stones throw of the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There is also some great restaurants including The Crofters, Baci, Bill & Coo and Roka to name a few.

£360,000

www.williamthomasstates.co.uk

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- Stunning Detached Bungalow
- Modernised Throughout
- Lounge/Impressive Kitchen -Diner
- Three Bedrooms/En-Suite Shower Room
- Modern 3 Piece Bathroom
- Landscaped Gardens
- Large Driveway/Garage
- Close to All Local Amenities
- Internal Inspection Highly Advised

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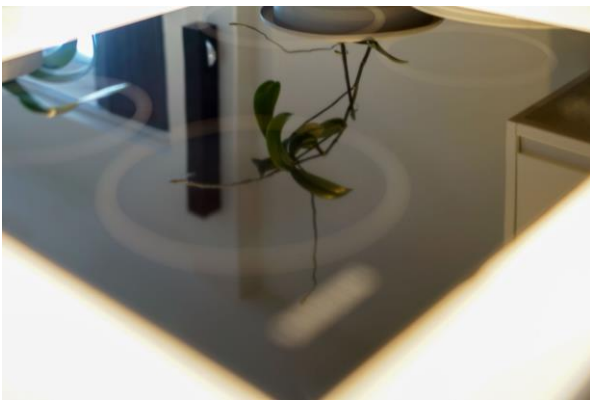
Entrance Vestibule



Impressive Open Plan Kitchen-Diner



Additional Pictures



Pictures



Lounge



Bedroom 1



En-Suite Shower Room



Bedroom 2



Bedroom 3



Modern Bathroom





Outside



Driveway/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