



**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 \_\_\_\_\_

## **45 Smith Lane, Egerton, Bolton, BL7 9EZ**

**The property-** Situated on the highly desirable Smith Lane in Egerton, it's fantastic position offers wonderful views to the front over Winter Hill and surrounding countryside. In brief this extended semi-detached property comprises a vestibule, hallway, large through lounge, kitchen, dining room, sitting room, downstairs shower room with WC, while the first floor offers four bedrooms a home office and impressive family bathroom. Such a spacious family home and there is planning permission to extend the kitchen if desired.

**Step Inside-** Into the entrance vestibule, there is a large feature window and a composite front door. From the entrance hallway a door to your right leads through to your spacious through lounge, a large window to the front boasts countryside views and allows natural light to flood the room, making it bright and airy. A traditional chimney breast houses the gas fire to keep the room cosy and warm.

The Living Space - A spacious front porch provides ample space for the plentiful coats and shoes that come with busy family life – handy to keep everything tidied up and out the way. Back to the hallway and to the rear of the house sits your kitchen including a double oven with a combination microwave, dishwasher and a 4 ring hob. Next to the kitchen is your dining room with glass patio doors giving access to the rear garden, there is scope to knock through the kitchen and dining room to create a fantastic open plan space if desired. And if you wanted to make it even bigger, you can do with the planning permission that has been obtained.

Just off your dining room positioned to the front of the property is a sitting room, again with picturesque views! Alternative uses for this versatile room could be a 5th bedroom as it has a boot leading to the shower room/WC. The shower room can also be accessed from the entrance hallway.

**Bedtime & Baths-** The landing connects you to four bedrooms, a study and fabulous family bathroom. The front bedrooms provide those lovely views again...which you'll never get bored of! The main bathroom has recently been modernised and features a tiled/glazed shower enclosure with a rain fall shower head above, low level WC, vanity wash basin with storage below, stylish tiling to the walls and floor plus a heated towel

rail.

**Step Outside-** Into the tiered rear garden, there is a flagged patio that greets you as you step from the house, in addition there is a lovely patio area at the top of the garden which benefits from pleasant views. The perfect spot to position your garden furniture and BBQ, this area also houses the timber shed. A gate leads out to Rock Fold from here, leading to Cox Green Rd and open countryside. The garden is well stocked with plants and shrubs. There is scope to landscape and re-design the garden if desired as neighbouring properties have already done so. A driveway to the front provides off road parking.

**Out & About-** Smith Lane is known as being a highly sought-after street, particularly for families! And it's no surprise, it is quiet, well presented, and positioned in an Egerton postcode, but equally as close to the convenient amenities of Bromley Cross! If you're looking for a spacious family home in a family-oriented neighbourhood, close to good schools, transport links, and an abundance of local cafes, pubs, and restaurants, then look no further.

**£350,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
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- Extended Semi-Detached Family Home
- Large Through Lounge
- Kitchen/Dining Room
- Sitting Room
- Shower Room with WC
- Four Bedrooms Plus Study
- Impressive Family Bathroom
- Gardens/Driveway
- Close to First Class Schools/Rail Station & Open Countryside
- Internal Inspection Highly Advised

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**Entrance Vestibule**



**Entrance Hallway**



**Spacious Through Lounge**





**Additional Pictures**



**Kitchen**



**Sitting Room**

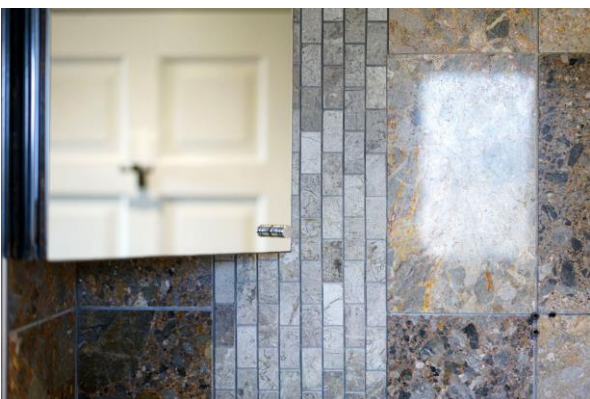




**Dining Room**



**Shower Room/WC**

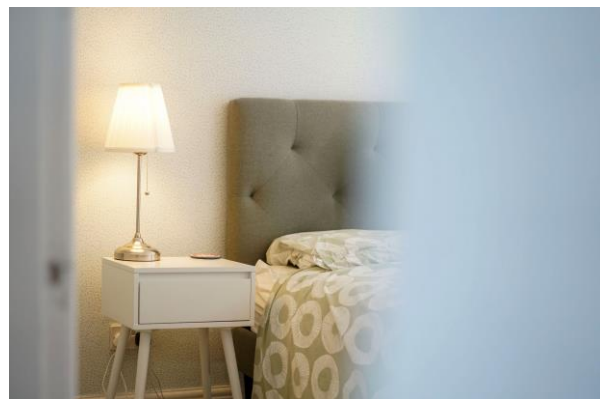
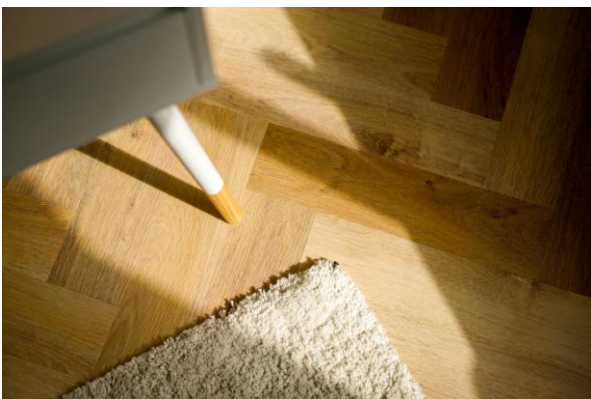




**First Floor**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



**Office**

**Family Bathroom**



Outside



Additional External Pictures





### 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