



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 _____

37 Southgrove Avenue, Bolton, BL1 7HG

The Property- This fabulous three bedroom extended mature semi detached house is beautifully presented inside and out.

Step Inside- into your welcoming entrance hallway, a spindled staircase leads upstairs but let's take a look downstairs first. The first door to discover leads to your lounge, which has a lovely big bay window with feature plantation shutter blinds, all the front windows benefit from these fabulous blinds. There are bespoke fitted cupboards and shelving to both alcoves. A living flame gas fire with a Limestone surround will keep the room cosy and warm! The next room to discover is your dining room, this also has a gas fire and an opening leads to the orangery, with pvc double doors leading out to the rear garden perfect for those warm summer days! Next to the dining room is your extended extended kitchen with fitted wood wall and floor units, Leisure Cooker with extractor hood above, plumbed for your dishwasher and American fridge freezer. A window pleasantly looks over the rear garden and a cupboard houses the washing machine and dryer. A stable style composite door leads outside. Retrace your steps back to the entrance hall..passing the useful under stairs storage cupboard and climb the stairs to the first floor.

Sleeping Quarters- on the first floor you'll discover three bedrooms and an impressive sized bathroom. Two of the bedrooms are good sized doubles. Bedroom one has a lovely bay window with fitted wardrobes to keep the room neat and tidy. The spacious 5 piece family bathroom includes a free standing claw foot bath bath, separate tiled/glazed shower enclosure, bidet, toilet and wash basin. It's finished with part tiled elevations and a stylish tiled grey floor. A fitted white high gloss storage cupboard houses the combi-boiler.

Step Outside- to discover the wonderful rear garden including a lawned garden, a block paved pathway leads to the patio, perfect to place your garden furniture and enjoy the summer sun! A timber shed will house all your gardening tools.

Everything You ll Need on Your Doorstep- Located in a sought after location of Sharples, close to all local amenities including good schools, shops, pubs, restaurants, leisure facilities and transport links. At the top

37 Southgrove Avenue, Bolton, BL1 7HG

of the neighboring street of Eastgrove is access to playing fields to take the kids or walk the dog! It is also close to open countryside for outdoor pursuits! Internal inspection highly advised with no upward chain.

£250,000

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



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- Extended Mature Semi-Detached House
- Well Presented Throughout
- Lounge/Dining Room
- Orangery
- Extended Kitchen
- Spacious 5 Piece Family Bathroom
- Gardens
- Close To All Local Amenities
- Internal Inspection Highly Advised

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Entrance Hallway



Lounge





Additional Pictures



Dining Room



Orangery



Kitchen





First Floor



Bedroom 1





Pictures



Bedroom 2



Bedroom 3



Spacious 4 Piece Bathroom





Additional Bathroom Pictures



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