



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 _____

4 Barnfield Close, Egerton, Bolton, BL7 9UP

The Property- An extensively extended Semi-detached house set in the desirable village of Egerton, boasting wonderful views to the front looking over Winter Hill. The property has the addition of a double storey extension to the side and a single storey extension to the rear. Comprises in brief, entrance porch, lounge, dining room, breakfast kitchen with study area, downstairs WC/utility room, four bedrooms and a 3 piece bathroom.

Step Inside- Into your entrance porch, the first room to discover is your lounge, a window presents picturesque views towards Winter Hill. A gas fire will keep the room cosy and warm through those cold winter months. Timber/glazed bi-folding doors lead to the extended dining room, this room benefits from a velux window and a sliding patio gives access to outside. Next to the dining room is your extended breakfast kitchen with a study area and just off the study area is a handy downstairs Wc/utility room which houses the combi-boiler.

Bedtime & Baths- The first floor landing connects you to four bedrooms and your family bathroom. Bedrooms two, three and four provide those lovely views towards Winter Hill.

Step Outside- The low maintenance rear garden is mainly block paved with an additional flagged patio area. To the front is a driveway for off road parking.

Out And About- Egerton Village, is an extremely popular location and it's easy to see why, with its stunning countryside, and fabulous walks in addition to all of the activities in the village. Egerton Park is in the centre which hosts an array of activities with Egerton and Walmsley Primary Schools close by. The village even has its own Cricket green as well as pubs, restaurants, shops and Bromley Cross Rail Station within walking distance. All of this makes Egerton, quite deservedly, in such high demand. The countryside is literally on your doorstep, just a hop skip and jump to the bridle paths leading to Turton Golf Course & Turton Tower for tranquil walks and outdoor pursuits.

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£0.00

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Lounge



Dining Room



Kitchen/Study Area



Downstairs Wc/Utility Room



First Floor

Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

Family Bathroom



Views



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