



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 _____

16 Bromley Cross Road, Bromley Cross, Bolton, BL7 9LS

This garden fronted bungalow is situated in a highly desirable residential location of Bromley Cross village. Ideally positioned for all the village amenities. Beautifully presented and in show house condition throughout. A sizeable low maintenance garden to the rear to sit and relax. Bungalow's in this area are in high demand so you best be quick with this one!

Step Inside- into the entrance vestibule where you have a handy storage cupboard for coats and shoes. To your right, you have a good sized lounge, a bright room with a large window to the front overlooking the garden. A feature electric fire set on a marble hearth provides a focal point as you enter this room. Timber/sliding doors lead back to the dining room, a staircase leads to your first floor and a glazed/timber door gives access to the conservatory. The conservatory is a pleasant room to sit and relax with a pvc door giving access to the rear garden. Retrace your steps back to the dining room to take the door to the inner hall. The inner hall connects you to your kitchen, bedroom and shower room. The shower room is fitted with an enclosed shower with a Triton electric shower, toilet and a sink with vanity unit plus an anthracite grey towel radiator. The ground floor double bedroom benefits from mirrored fitted wardrobes. The first floor provides a bedroom and 2 velux windows plus storage cupboards. It's serviced by an extremely spacious en-suite shower room featuring a glazed/tiled cubicle, storage cupboards, vanity wash basin and a toilet. A cupboard houses the Worcester combo-boiler.

Step Outside- Into the rear garden which is predominately artificial lawned with a decorative stoned area, perfect to set up your garden furniture and sit and relax. To The front and leading down the side is a block paved driveway leading th the garage.

Out And About- Bromley Cross is acknowledged as one of Bolton's most prestigious locations and properties in this location are in high demand. Being on the fringe of the West Pennine Moors and close to

16 Bromley Cross Road, Bromley Cross, Bolton, BL7 9LS

beautiful countryside its a great choice if you love the outdoors. This property is situated in the heart of Bromley Cross village with the local shops including Sainsbury's and the Co-Op a stone's throw away. Bromley Cross train station, local bus routes and excellent schooling are all on your doorstep too.

£250,000

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



16 Bromley Cross Road, Bromley Cross, Bolton, BL7 9LS

This garden fronted bungalow is situated in a highly desirable residential location of Bromley Cross village. Ideally positioned for all the village amenities. Beautifully presented and in show house condition throughout. A sizeable low maintenance garden to the rear to sit and relax. Bungalow's in this area are in high demand so you best be quick with this one!

Step Inside- into the entrance vestibule where you have a handy storage cupboard for coats and shoes. To your right, you have a good sized lounge, a bright room with a large window to the front overlooking the garden. A feature electric fire set on a marble hearth provides a focal point as you enter this room. Timber/sliding doors lead back to the dining room, a staircase leads to your first floor and a glazed/timber door gives access to the conservatory. The conservatory is a pleasant room to sit and relax with a pvc door giving access to the rear garden. Retrace your steps back to the dining room to take the door to the inner hall. The inner hall connects you to your kitchen, bedroom and shower room. The shower room is fitted with an enclosed shower with a Triton electric shower, toilet and a sink with vanity unit plus an anthracite grey towel radiator. The ground floor double bedroom benefits from mirrored fitted wardrobes. The first floor provides a bedroom and 2 velux windows plus storage cupboards. It's serviced by an extremely spacious en-suite shower room featuring a glazed/tiled cubicle, storage cupboards, vanity wash basin and a toilet. A cupboard houses the Worcester combo-boiler.

Step Outside- Into the rear garden which is predominately artificial lawned with a decorative stoned area, perfect to set up your garden furniture and sit and relax. To The front and leading down the side is a block paved driveway leading th the garage.

Out And About- Bromley Cross is acknowledged as one of Bolton's most prestigious locations and properties in this location are in high demand. Being on the fringe of the West Pennine Moors and close to

16 Bromley Cross Road, Bromley Cross, Bolton, BL7 9LS

beautiful countryside its a great choice if you love the outdoors. This property is situated in the heart of Bromley Cross village with the local shops including Sainsbury's and the Co-Op a stone's throw away. Bromley Cross train station, local bus routes and excellent schooling are all on your doorstep too.

£250,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

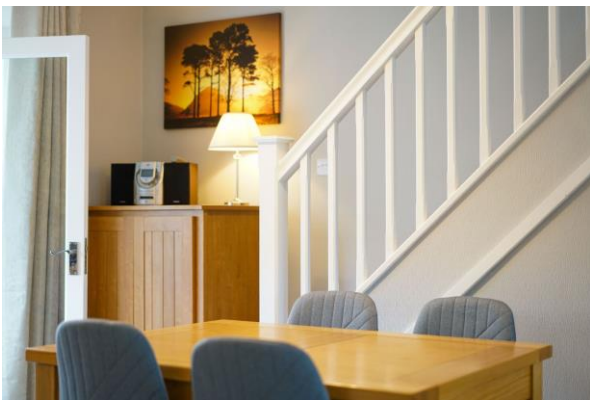
Entrance Vestibule



Lounge



Dining Room



Conservatory





Kitchen



Shower Room



Bedroom 2



First Floor

Bedroom 1



Spacious En-Suite Shower Room





Outside



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