



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 _____

79 Higher Ridings, Bromley Cross, Bolton, BL7 9XS

A charming one bedroom semi-detached quasi needing some modernisation, set in a highly desirable area of Bromley Cross, with easy access to local amenities, transport links, shops and schools. Perfect for somebody wanting to get onto the property ladder, or looking to downsize. With parking for two cars, and two garden areas, this property has lots of potential!

A Closer Look...

After parking up on your driveway, pass through the charming pedestrian gate to your front garden and enter through the UPVC entrance porch.

The lounge is the heart of this home, with patio doors leading to a conservatory to enjoy the fully enclosed south-east-facing mature garden. A small kitchen room is found to the right of the sturdy spiral staircase.

Up this spiral staircase, you will find the generous bedroom with wardrobe storage. Another storage cupboard houses the immersion water heater. Double aspect windows showcase lovely views of a natural field, and views over Bromley Cross.

The bathroom has a 3-piece suite, including electric shower in a raised shower enclosure, wash basin and W.C.

The property has PVC double glazed windows throughout, electric storage heaters and benefits from Economy 7.

Viewing is recommended to appreciate this property's true potential! No Chain.

The Location...

Situated on Higher Ridings in Bromley Cross, a convenient location if you need to be within walking distance of the train station taking you straight to Manchester city centre. The village has lots to offer including shops, cafes, restaurants and bars as well as doctors, dentist, optician, library and much much more.

When you want to get out for tranquil walks you have the fabulous countryside on your doorstep, including Turton Golf Course and The Jumbles Country Park. There is also the Last Drop Health and Spa nearby. Bromley Cross has a choice of excellent schools close by, including Eagley Primary and Turton High School just a short distance away.

£0.00

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



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- Chain Free
- Excellent Location
- One Bedroom
- Conservatory
- Private Garden

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Entrance Porch



Lounge



Kitchen





Conservatory



Spiral Staircase



Bedroom



Bathroom



Rear Garden





Front Garden



External Elevations





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