



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

## **48 Bromley Cross Road, Bromley Cross, Bolton, BL7 9LT**

This garden fronted, two-bedroom semi-detached bungalow is situated in a highly desirable residential location of Bromley Cross village. Beautifully presented and ideally positioned for all the village amenities. With a sizeable low maintenance garden to the rear to sit and relax. Bungalows in this area are in high demand so you best be quick with this one! **A Closer Look...**

Through the front door is an entrance vestibule, with a large closet to your left to neatly store your coats and shoes. To the right is a good-sized lounge, with a large bay window to allow natural light to stream through. The feature electric fireplace in wood-effect fireplace will add warmth and comfort without any hassle.

The kitchen benefits from modern gloss base and wall units, with wood-effect worktops for a classic style. Integrated oven and grill, induction hob, wall-mounted extractor fan and plumbing for a washing machine ensure that you'll have everything you need! A UPVC door allows convenient access to the side of the property.

Towards the rear of the property are two good-sized double bedrooms, both with fitted furniture. Bedroom 2 also has double patio doors leading to the garden.

The 3-piece bathroom boasts a walk-in shower with adjustable showerhead, pedestal wash basin, W.C., heated towel rail and a fitted storage cupboard. Fully tiled elevations in bathroom paneling allow for easy maintenance and cleaning, with tiled floor.

### **In the Garden...**

A low-maintenance landscaped garden with mature planting allows you to enjoy the warmer months, ready to just set your garden furniture up and relax! There is also side access to the large shed at the end of the driveway.

### **Out and About...**

Situated on Bromley Cross Road, Bromley Cross which is acknowledged as one of Bolton's most prestigious locations due to its being on the fringe of the West Pennine Moors and close to beautiful countryside. The village is increasingly popular with independent shops, cafes, restaurants and takeaways, plus an array of hairdressers, beauty salons, doctors, dentists, and opticians... The list goes on! The train station takes you directly to Manchester city and we have some of the best schooling in Greater Manchester close by.

48 Bromley Cross Road, Bromley Cross, Bolton, BL7 9LT

**£235,000**

**[www.williamthomasstates.co.uk](http://www.williamthomasstates.co.uk)**

454 Darwen Road Bromley Cross Bolton



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- Semi Detached True Bungalow
- Two Bedrooms
- Front and Rear Low Maintenance Gardens
- Private Driveway
- Modern 3-Piece Bathroom
- Close to All Local Amenities

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**Front Elevation**



**Entrance**



**Lounge**





**Kitchen**



**Master Bedroom**



**Bedroom 2**





**Bathroom**



**Garden**





### Additional 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