



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 _____

98 Hillside Avenue, Bromley Cross, Bolton, BL7 9NQ

Corner plot true bungalow within the desirable and well-established development adjoining Chapeltown Road, this detached property is chain free and has tonnes of potential! Bromley Cross train station is just a stone's throw away, and the range of village amenities of Bromley Cross are only a short stroll. It's not just the inside and location that makes this property so special, the gardens have been professionally landscaped to create a fantastic outdoor space to enjoy all year round, it even boasts its own built in covered pizza oven, which is sure to impress family and friends.

A Closer Look...

As you enter the welcoming hallway, discover the expansive lounge/dining room straight ahead, a space designed for comfort and relaxation. The room features a remote-controlled electric fireplace, adding both warmth and convenience to the ambiance. Large double patio doors grace this area, inviting abundant natural light and offering breathtaking views over the rolling countryside—a picturesque backdrop that enhances the inviting atmosphere of this versatile living space.

The kitchen is bright and well laid out, with cream gloss cupboard units with butchers block effect worktops, integrated oven, electric hob, and plumbing for a washing machine. A UPVC door provides easy access to your outdoor space, while an open serving hatch provides a link between the kitchen and living space.

The master bedroom offers a comfortable and spacious double size, enhanced by a large window that welcomes ample natural light into the room, creating a bright and inviting atmosphere.

Bedroom two, positioned at the front of the property, features a generous double size layout complemented by convenient in-built wardrobes, offering both space and storage solutions.

Meanwhile, the third bedroom presents a versatile space suitable for a home office or hobby room. This room boasts delightful views overlooking the garden, inviting plenty of natural light to create a versatile space that would function well as a home office or hobby room.

The bathroom benefits from shower over bath, pedestal wash basin and W.C., with fully tiled elevations in neutral tones and a in-built storage cupboard.

Outside...

Externally, the property features a low-maintenance, fully enclosed tiered garden, designed for easy upkeep and enjoyment. Wooden decking and a flagged patio area provide inviting spaces for outdoor relaxation and entertainment, offering a perfect setting for al fresco dining or lounging. The garden showcases sensational leafy views to the rear that stretch over distant rolling hills, creating a picturesque

backdrop that enhances the serenity and beauty of this outdoor space. To the front of the property, there is a paved driveway and garage with up and over door, and to the side is lush lawn.

Out And About...

Situated just off Chapeltown Road on Hillside Avenue, 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 its own shops, cafes, restaurants and takeaways plus an array of hairdressers, beauty salons, doctors, dentists, and opticians and walking distance to Turton High & Canon Slade School...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.

£335,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Extended Detached True Bungalow
- NO CHAIN
- Amazing Potential
- Three Bedrooms
- Spacious Lounge Diner
- Driveway & Garage
- Stunning Views Over Countryside

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Front Elevation



Entrance Hallway



Lounge/Diner





Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Garden and Views



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