



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

**30 Hospital Road, Bromley Cross, Bolton, BL7 9LJ**

### **The Property...**

A four bedroom, semi-detached family home in the heart of Bromley Cross, Bolton with gardens to the front and rear. The property is in need of some aspects of modernisation but offers huge potential! Perfectly situated for all local amenities including first class schools at all levels, Bromley Cross Rail Station and open countryside for peaceful walks.

### **A Closer Look...**

Step into the entrance hallway, with a storage cupboard for all your coats. To your right there is a good sized lounge-diner, with plenty of natural light due to dual aspect windows. Bi-fold doors to the rear open up to the raised wooden decking, perfect for opening up the home to warmer summer months. Through to the kitchen, which has dark tiled floors and light wood-effect base and wall units, with dark worktops. Integrated Neff oven, induction hob, extractor hood and stainless-steel sink. Plumbing for fridge/freezer and washing machine. Under stairs storage and Rock Door leading to the patio and garden.

### **Up To Bed...**

Upstairs you'll find four bedrooms and two bathrooms. Three of the bedrooms are double size, and the fourth bedroom is currently used as a home office but would make an ideal nursery. The family bathroom has a 3-piece suite with bath, W.C. and wash basin. To the rear of the first floor, the modern shower room has been recently fitted with a large walk-in shower with rainfall showerhead, vanity basin, W.C. with concealed cistern and heated towel rail.

### **Outside...**

Raised wooden decking sits outside the bifold patio doors, perfect for al-fresco dining during summer months. Steps lead down to a stone patio, artificial lawn and flowerbeds. There is also a pedestrian gate to the side of the property, giving external access to the garden.

**Out and About...**

Situated on Hospital Road, this property is in a great 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. It also has 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.

**£295,000**

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

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- Garden Fronted Semi-Detached Family Home
- Lounge-Diner
- Four Bedrooms
- Two Bathrooms
- Tiered Landscaped Garden
- Great Views To Rear
- Driveway and Garage

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**External Elevation**



**Entrance Hallway**



**Lounge-Diner**





Dining Area Additional Picture



Kitchen



**Landing**



**Master Bedroom**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4/Home Office**



**Family Bathroom**





**Shower Room**



**View from Bedroom**



**Garden**





### Rear Elevation



### 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