



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 _____

18 Willowdene Close, Bromley Cross, Bolton, BL7 9EF

The Property... Welcome to 18 Willowdene Close, a delightful two-bedroom, semi-detached home with promising potential, located in a tranquil cul-de-sac in Bromley Cross. This property is conveniently close to various local amenities, offering a perfect blend of comfort and accessibility.

A Closer Look...

As you step through the front door, you are greeted by an inviting entrance hallway leading to a well-sized lounge with natural light streaming through the large patio doors. An under-stairs storage cupboard adds practicality to the space, while an open archway seamlessly connects to the dining room.

The kitchen is in the side extension, and comprises of light wood-effect base and wall units, light coloured marbled worktop and a dainty breakfast bar area, with plumbing for a cooker, fridge-freezer and washing machine. A UPVC door provides convenient access to the rear garden.

Up to Bed...

Upstairs you'll find two bedrooms and a bathroom, as well as access to the loft via a hatch and a linen closet. The master bedroom is a generous size with fitted white furniture, including mirrored wardrobes, and an extra in-built storage space which could be transformed into a small dressing room area, or walk in wardrobe.

Bedroom two is a spacious single size, with leafy views over the rear garden.

The bathroom is currently adapted for a walk/sit-in shower, with electric Triton shower, W.C., vanity basin and heated towel rail.

Into the Garden...

Through the patio doors, there is a pleasant low-maintenance garden with patio area, gravel beds and mature planting. A path provides external access around the side of the house through a secure pedestrian gate.

To the front of the property, a block paved driveway provides private parking for two cars.

Out and About...

Bromley Cross is acknowledged as one of Bolton's most prestigious locations being on the fringe of the West Pennine Moors and close to beautiful countryside. Willowdene Close is within very easy reach of Bromley Cross Train Station and good daily amenities including schooling at all levels, shopping and bus routes.

£220,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



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- CHAIN FREE
- Semi-Detached 2 Bedroom Home
- Extended to Side
- Lounge, Dining Room and Kitchen
- Two Good Sized Bedrooms & Shower Room
- Low Maintenance Enclosed Garden
- Block Paved Driveway

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Front Elevation



Entrance Hallway



Lounge



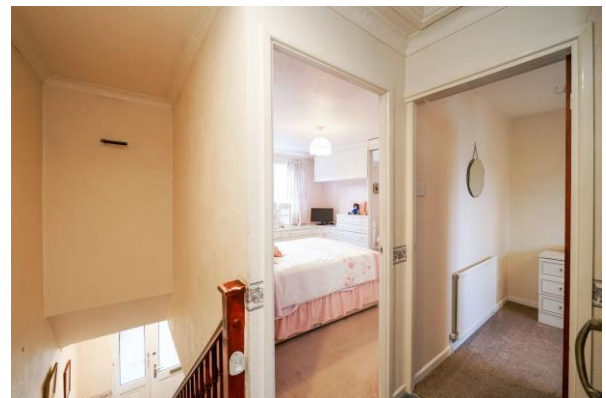
Dining Room



Kitchen



Stairs & Landing



Master Bedroom



Bedroom 2



Bathroom



Garden



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