



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

### **8 Threadfold Way, Bolton, BL7 9DN**

**Riverside Retreat-**This three-storey townhouse occupies a lovely riverside location on Threadfold way. This home has been beautifully maintained and upgraded with a stylish kitchen and modern bathrooms so its all ready for you to move in and unpack!

Park up on the driveway at the front or on the street.

The integral garage gives you great storage that is easily accessed from outside via an up and over door and once inside you have power, light and a water supply for your utility area with cupboards and worktop. The garage can also be accessed via the entrance hallway.

**step Inside-** Step inside and into the spacious hallway, pass the understairs storage to find a handy downstairs wc with Villeroy & Boch sanitary ware including concealed flusher and wall mounted wash basin. A door to your left leads to your integral garage, continue straight ahead and into the impressive German fitted Schuller kitchen, this is just a stunning room, beautifully finished, and flooded with natural light. The crisp white cabinets are a striking contrast to the oak surfaces. You will have plenty of space for all your pots and pans in this kitchen and your appliances are all

neatly concealed including a Bosch oven, induction hob, microwave oven, extractor hood, integrated fridge, freezer and dishwasher. You have a handy seating area at the breakfast bar in addition to the dining area...time to invite your friends round and put your culinary skills to the test? The doors open out to your pretty garden, so whatever the season your garden is on hand to give you a pleasant outlook. The downstairs area has sleek floor tiling throughout.

**Bath Bed And Beyond-** from the first floor landing you'll discover a lovely 'L' shaped lounge with two double glazed windows looking over the rear garden. To the front is your third bedroom which is currently being used as a second sitting room by the current owners, it has double glazed windows and doors with a Juliet balcony to enjoy the view of the historic landmarks and the flowing brook. You have another modern 2 piece cloaks on this floor, handy for any visiting guests and fitted with Villeroy & Boch sanitary wear. Take another flight of stairs up to the Second floor, **off the landing to your right is bedroom one with fantastic views to the rear over the brook and towards Winter Hill, you have a pristine en suite shower room. To the front of the property you'll find bedroom two with a window looking over the brook. Between the two bedrooms is your stunning 3 piece bathroom, fully tiled with natural Apple Stone tiles and a deep freestanding bath with feature tap's and shower hose...imagine relaxing in the tub after a long day at work! Loft access from the landing via a pull down ladder provides further storage.**

**step Outside-** Step outside where your tranquil riverside retreat awaits, fully enclosed, and designed for you to relax and enjoy your outdoor space without any of the hard work. The paved patios are perfect to enjoy the summer sun through those warmer months!

**On Your Doorstep-** Threadfold Way is situated in Eagley Valley, acknowledged as an area of high residential demand and offers a

vibrant atmosphere with a mix of modern townhouses and apartments set within the two converted cotton mills making this a popular setting for professionals and families alike. Served by excellent local amenities including shopping, schools and leisure facilities and with easy access to open countryside.

**£285,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
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- Stunning Town House
- Modernised to a High Standard
- Lounge
- Impressive German Fitted Kitchen
- Downstairs Wc
- Three Double Bedrooms/En Suite Shower Room
- First Floor 2 Piece Cloaks
- Fabulous Family Bathroom
- Gardens/Integral Garage/Driveway
- Internal Inspection Highly Advised

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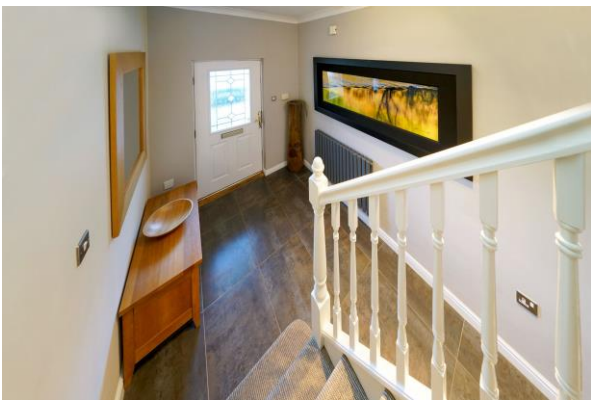
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**Entrance Hall**



**Downstairs Wc**





### Impressive Dining Kitchen





**Additional Kitchen Pictures**

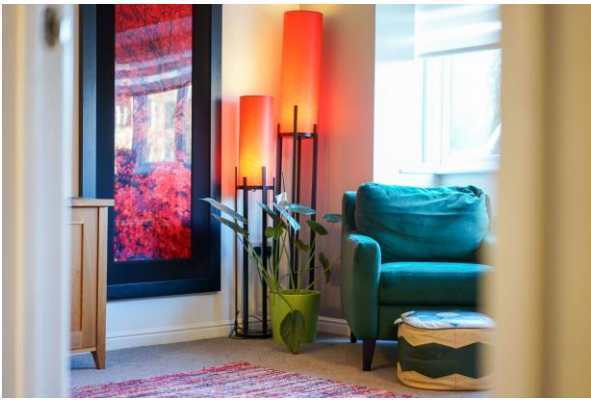


**First Floor**

**Landing**



Lounge

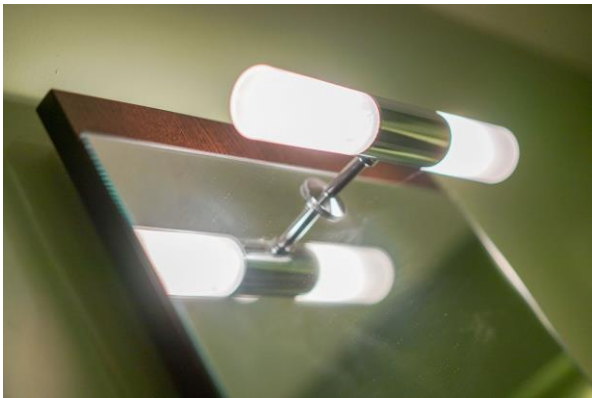


Bedroom 3





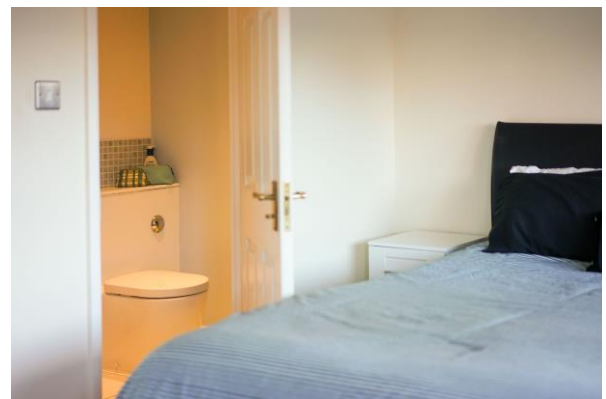
**2 Piece Cloaks**



**Second Floor**



**Bedroom 1**



**En Suite Shower Room**

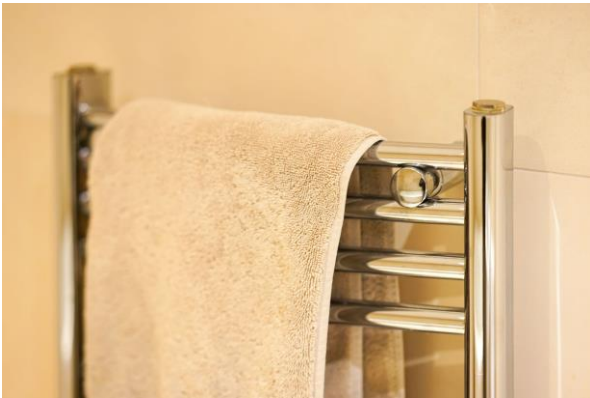


**Bedroom 2**





**Fabulous Family Bathroom**



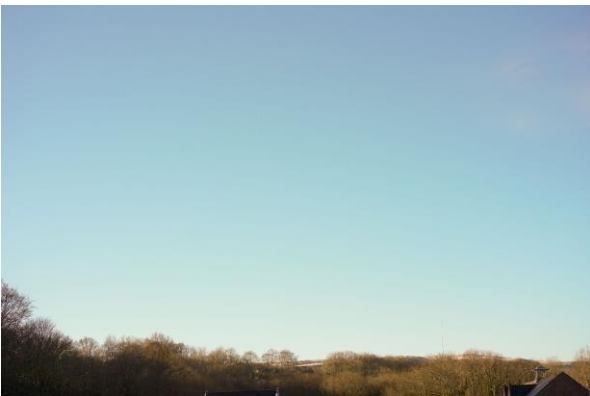
**Outside**



**Driveway/Garage**



**Views**



**Agents Notes**

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