



**WILLIAM THOMAS**  
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131  
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

## **DRAFT**

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

## **34 Sanctuary Mews, Bromley Cross, Bolton, BL7 9GD**

**Welcome to 34 Sanctuary Mews...** William Thomas are pleased to present this immaculate, newly built townhouse, located in the desirable Sanctuary Mews development. This exclusive property is part of a secure, electric gated development that benefits from a comprehensive CCTV system, ensuring residents' peace of mind and security.

### **Step Inside...**

This home offers an incredible sense of comfort and space in show-home standards, with extraordinary potential for **personalisation and future-proofing**.

This stellar property boasts four generously proportioned double bedrooms; each of immense comfort and luxury. (Bedroom four located on the ground floor) Furthermore, it offers three beautifully finished bathrooms adorned with modern fixtures and fittings, adding to the contemporary charm of the house. The heart of this remarkable home is the spacious, open-plan lounge-diner-kitchen. This area is designed perfectly to encourage communal living while still offering the opportunity for personal space. The kitchen is splendidly appointed with an extensive array of new Neff appliances; perfect for home cooks. The house is also equipped with provisions to have a lift installed in the future, making it an ideal choice for residents over 55 to enjoy their home for many years to come. The private driveway and a generous garage, offers ample parking or additional storage as required.

This townhouse is built to a remarkably high specification throughout, promising durability and longevity. It is apparent that great consideration has been paid to every element of this home, from the sophisticated décor to the high-quality fixtures and fittings. For extra peace of mind, there is a Jones home building warranty until November 2024, and additional 10-year National House Building Council warranty.

We highly recommend booking a viewing to truly appreciate the comfort and quality that this property has to offer. It is an enviable residence; an ideal choice for someone looking for a tasteful blend of modern living coupled with a sense of community and security.

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

After parking up on your block-paved driveway, step into the entrance hallway and you'll immediately

appreciate the attention to detail in this home, such as the solid oak doors throughout. A large space to your left, perfect for cloakroom storage, has been designed to allow you to have a lift installed should you require one. With all the structural provisions already in place, this ensures that you are able to enjoy all floors of the home for the years to come.

Passing the internal access to the garage, which has electrical supply and can accommodate a modern-sized car, you'll find the fourth bedroom ahead, which is currently being used as a home office. A versatile room with fitted storage, perfect for use as a guest bedroom or home office, with Jack and Jill access to a shower en-suite and utility room. The en-suite is sleek and modern, with fully tiled elevations, large walk-in shower, vanity basin and W.C. As with the rest of the bathrooms, there are external controls for the shower so that you can let it warm up before having to get in! Tucked behind a sliding door is the handy utility room, with chic storage units and worktop, designed to accommodate the integrated washing machine, with plenty of storage and a sink unit.

Heading up to the first floor, which hosts the well-designed open plan kitchen-diner-lounge. With dual aspect windows, allowing natural light to flood the room, this really is the heart of the home: perfect for hosting evenings with friends, or family get-togethers. The lounge area is a great size, with a balcony with sliding glazed doors to let the gentle breeze in during summer months, the perfect spot to enjoy your morning coffee on the grey composite decked balcony. On the wall is the modern touchscreen intercom system, which not only allows you to see who is arriving, but also connects you to a Chubb helpline should you require any assistance. Monitored 24 hours a day, 7 days a week, this smart panel is a great addition to the home to facilitate independent living.

Moving through the dining area, which comfortably accommodates a large dining table, the modern kitchen is to the rear of the property and is perfectly equipped with everything you need! Matt finished light grey base and wall units with complimentary Quartz worktops provide plenty of storage, while the integrated Neff 'Slide and Hide' oven, combi-microwave, induction hob, fridge-freezer and dishwasher will make dinner time a delight. Sliding patio doors lead to your rear garden – perfect for al-fresco dining during warmer months! We believe from the vendors that you can catch the sun until late afternoon. A timber gate to the rear of the garden gives easy access to Turton Golf course for tranquil walks. The garden is a peaceful space, including patio areas to set up your garden furniture and a lawn.

### **Off to Bed...**

Upstairs there are a further two spacious bedrooms, and two bathrooms, as well as access to the loft via a hatch, which is part boarded for storage. The master bedroom is a serene retreat, with ample space for a king-size bed, modern fitted wardrobes, and a large en-suite. As the provisions for the lift would allow wheelchair access to the master bedroom, the solid oak door to the en-suite is also wide enough to accommodate wheelchair access. With part tiled elevations in a chic light grey, shower-over-bathtub, W.C., vanity basin, heated towel rail and mirrored cabinet with shaver and USB sockets, this en-suite is the perfect place to relax at the end of the day. Two windows provide pleasant views over Bolton, Manchester and beyond!

The second bedroom is also a brilliant size, with plenty of natural light and views towards Turton Golf Course. The shower room has access from the hallway and benefits from all of the high specifications as the other bathrooms; a large walk-in shower with a rainfall and adjustable showerhead, W.C., vanity basin and heated towel rail.

The exceptional build quality you've come to expect from Jones Homes means that not only will this stunning new home look great but will offer all the comfort and security you need. High specification, low maintenance homes with your lifestyle, security and independence in mind makes Sanctuary Last Drop Village a very special place to call home.

The exceptional build quality you've come to expect from Jones Homes means that not only will this stunning new home look great but will offer all the comfort and security you need. High specification, low maintenance homes with your lifestyle, security and independence in mind makes Sanctuary Last Drop Village a very special place to call home.

### **The Location...**

This innovative concept at The Sanctuary offers bespoke mature living for active adults over the age of 55, plus the option to access the wide range of facilities at the Last Drop Village Hotel and Spa, including a swimming pool, hydrotherapy pool, gym, sauna, steam room & spa - all you need to enjoy life at its very best. Situated in 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. Turton Golf Course is in close proximity. The village is increasingly popular with its own shops, cafes, The Last Drop Leisure Complex, 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.

**£400,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton



**WILLIAM THOMAS**  
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131  
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK



- Stunning Recently Built Town House
- Secure Electric Gated Development with CCTV
- 4 Bedrooms/3 Bathrooms
- Fabulous Open Plan Lounge-Kitchen-Diner/Utility Room
- Over 55's Development
- Provisions to Have Lift Fitted if Desire
- Driveway/Garage
- Internal Inspection Advised

## 34 Sanctuary Mews, Bromley Cross, Bolton, BL7 9GD

**Welcome to 34 Sanctuary Mews...** William Thomas are pleased to present this immaculate, newly built townhouse, located in the desirable Sanctuary Mews development. This exclusive property is part of a secure, electric gated development that benefits from a comprehensive CCTV system, ensuring residents' peace of mind and security.

### Step Inside...

This home offers an incredible sense of comfort and space in show-home standards, with extraordinary potential for **personalisation and future-proofing**.

This stellar property boasts four generously proportioned double bedrooms; each of immense comfort and luxury. (Bedroom four located on the ground floor) Furthermore, it offers three beautifully finished bathrooms adorned with modern fixtures and fittings, adding to the contemporary charm of the house. The heart of this remarkable home is the spacious, open-plan lounge-diner-kitchen. This area is designed perfectly to encourage communal living while still offering the opportunity for personal space. The kitchen is splendidly appointed with an extensive array of new Neff appliances; perfect for home cooks. The house is also equipped with provisions to have a lift installed in the future, making it an ideal choice for residents over 55 to enjoy their home for many years to come. The private driveway and a generous garage, offers ample parking or additional storage as required.

This townhouse is built to a remarkably high specification throughout, promising durability and longevity. It is apparent that great consideration has been paid to every element of this home, from the sophisticated décor to the high-quality fixtures and fittings. For extra peace of mind, there is a Jones home building warranty until November 2024, and additional 10-year National House Building Council warranty. We highly recommend booking a viewing to truly appreciate the comfort and quality that this property has to offer. It is an enviable residence; an ideal choice for someone looking for a tasteful blend of modern living coupled with a sense of community and security.

### A Closer Look...

After parking up on your block-paved driveway, step into the entrance hallway and you'll immediately

appreciate the attention to detail in this home, such as the solid oak doors throughout. A large space to your left, perfect for cloakroom storage, has been designed to allow you to have a lift installed should you require one. With all the structural provisions already in place, this ensures that you are able to enjoy all floors of the home for the years to come.

Passing the internal access to the garage, which has electrical supply and can accommodate a modern-sized car, you'll find the fourth bedroom ahead, which is currently being used as a home office. A versatile room with fitted storage, perfect for use as a guest bedroom or home office, with Jack and Jill access to a shower en-suite and utility room. The en-suite is sleek and modern, with fully tiled elevations, large walk-in shower, vanity basin and W.C. As with the rest of the bathrooms, there are external controls for the shower so that you can let it warm up before having to get in! Tucked behind a sliding door is the handy utility room, with chic storage units and worktop, designed to accommodate the integrated washing machine, with plenty of storage and a sink unit.

Heading up to the first floor, which hosts the well-designed open plan kitchen-diner-lounge. With dual aspect windows, allowing natural light to flood the room, this really is the heart of the home: perfect for hosting evenings with friends, or family get-togethers. The lounge area is a great size, with a balcony with sliding glazed doors to let the gentle breeze in during summer months, the perfect spot to enjoy your morning coffee on the grey composite decked balcony. On the wall is the modern touchscreen intercom system, which not only allows you to see who is arriving, but also connects you to a Chubb helpline should you require any assistance. Monitored 24 hours a day, 7 days a week, this smart panel is a great addition to the home to facilitate independent living.

Moving through the dining area, which comfortably accommodates a large dining table, the modern kitchen is to the rear of the property and is perfectly equipped with everything you need! Matt finished light grey base and wall units with complimentary Quartz worktops provide plenty of storage, while the integrated Neff 'Slide and Hide' oven, combi-microwave, induction hob, fridge-freezer and dishwasher will make dinner time a delight. Sliding patio doors lead to your rear garden – perfect for al-fresco dining during warmer months! We believe from the vendors that you can catch the sun until late afternoon. A timber gate to the rear of the garden gives easy access to Turton Golf course for tranquil walks. The garden is a peaceful space, including patio areas to set up your garden furniture and a lawn.

### **Off to Bed...**

Upstairs there are a further two spacious bedrooms, and two bathrooms, as well as access to the loft via a hatch, which is part boarded for storage. The master bedroom is a serene retreat, with ample space for a king-size bed, modern fitted wardrobes, and a large en-suite. As the provisions for the lift would allow wheelchair access to the master bedroom, the solid oak door to the en-suite is also wide enough to accommodate wheelchair access. With part tiled elevations in a chic light grey, shower-over-bathtub, W.C., vanity basin, heated towel rail and mirrored cabinet with shaver and USB sockets, this en-suite is the perfect place to relax at the end of the day. Two windows provide pleasant views over Bolton, Manchester and beyond!

The second bedroom is also a brilliant size, with plenty of natural light and views towards Turton Golf Course. The shower room has access from the hallway and benefits from all of the high specifications as the other bathrooms; a large walk-in shower with a rainfall and adjustable showerhead, W.C., vanity basin and heated towel rail.

The exceptional build quality you've come to expect from Jones Homes means that not only will this stunning new home look great but will offer all the comfort and security you need. High specification, low maintenance homes with your lifestyle, security and independence in mind makes Sanctuary Last Drop Village a very special place to call home.

The exceptional build quality you've come to expect from Jones Homes means that not only will this stunning new home look great but will offer all the comfort and security you need. High specification, low maintenance homes with your lifestyle, security and independence in mind makes Sanctuary Last Drop Village a very special place to call home.

**The Location...**

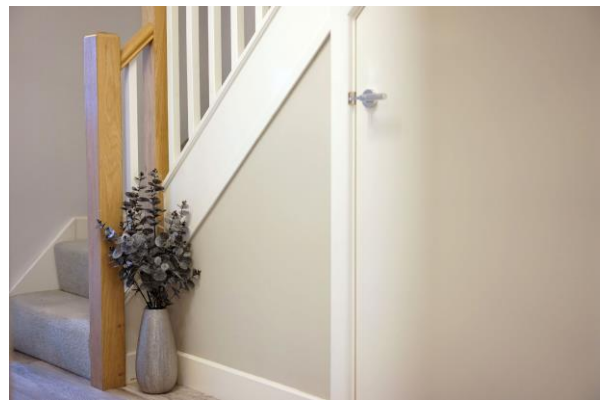
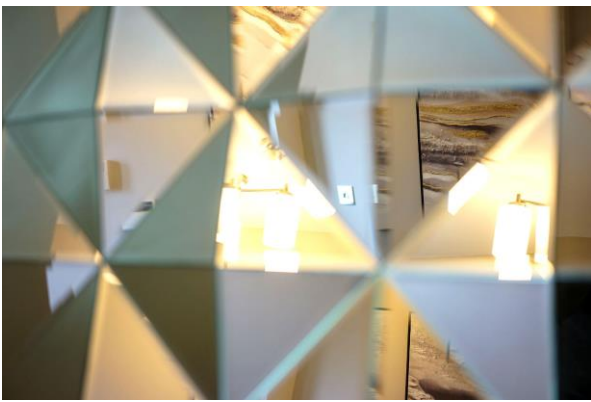
This innovative concept at The Sanctuary offers bespoke mature living for active adults over the age of 55, plus the option to access the wide range of facilities at the Last Drop Village Hotel and Spa, including a swimming pool, hydrotherapy pool, gym, sauna, steam room & spa - all you need to enjoy life at its very best. Situated in 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. Turton Golf Course is in close proximity. The village is increasingly popular with its own shops, cafes, The Last Drop Leisure Complex, 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.

**£400,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton



**Entrance Hallway**



**Bedroom 4/Office**





**Jack & Jill En-Suite Shower Room**





**Utility Room**



**First Floor**



**Lounge Area**





**Dining Area**



**Balcony**





**Impressive Kitchen**



**Additional Pictures**





**Pictures**



**Second Floor**



**Bedroom 1**





**En-Suite Bathroom**



**Bedroom 2**



**Bedroom 3**



**Shower Room**



**Outside**

**Rear Garden**







### Front Balcony



### Aspects



### 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