



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 _____

3 Christchurch Lane, Bolton, BL2 3QF

Welcome to 3 Christchurch Lane...A stunning detached true bungalow which has been fully renovated to provide comfortable and modern living. Briefly comprising: entrance hallway, lounge, kitchen, conservatory dining room, two bedrooms, master with en-suite and separate shower room.

Situated close to many of Harwood's local amenities and within easy access to Bolton and Bury town centres. Viewing is highly recommended to appreciate this beautiful home!

A Closer Look...

Step through the grey composite front door into the entrance hallway. Plush grey carpets welcome you and continue through to the lounge and bedrooms. The lounge is a bright and airy space, with dual aspect windows to allow natural light to flood the room.

To the rear of the home, the well equipped kitchen benefits from cream base and wall units, integrated oven, electric hob, fridge freezer and washing machine. This opens to the conservatory dining room, with double patio doors that allow you to connect indoor and outdoor spaces during warmer months.

The master bedroom easily accommodates a king sized bed, and boasts a pristine en-suite with luxury vinyl flooring, fully tiled elevations, rainfall shower, W.C., vanity basin and chrome heated towel rail.

Bedroom two sits to the rear of the home and provides versatile space that could be used as a hobby or craft room, bedroom or second snug lounge. A separate shower room completes the home, with a shower enclosure housing rainfall and handheld showerheads, W.C., vanity basin and heated towel rail.

Outside Oasis...

Through the patio doors, there is a landscaped, tiered garden that benefits from not being directly overlooked. A real sun-trap, with plenty of space to set up outdoor furniture and enjoy summer days!

To the front, there is a block-paved driveway with space for 2-3 cars, and a garage providing extra storage.

The Location...

The property is ideally placed in Harwood Village with excellent amenities including high regarded primary and secondary schools, including St Maxentius CofE, Canon Slade CofE and Turton School. Local shops are

3 Christchurch Lane, Bolton, BL2 3QF

all within walking distance and Bromley Cross Train Station isn't too far away. The idyllic location is also within a stone's throw of the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There are also some great restaurants including The Crofters, Baci, Bill & Co and Roka to name a few.

£320,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Detached True Bungalow
- Beautifully Renovated to High Standard
- Lounge
- Modern Kitchen Open to Conservatory
- Two Bedrooms/Master En-Suite
- Separate Shower Room - 3 Piece Suite
- Driveway & Garage
- Landscaped Gardens to Front and Rear
- Close to Local Amenities
- NO CHAIN

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Front Elevation



Entrance Hallway



Lounge



Kitchen



Dining Room/Conservatory



Master Bedroom



Master En-Suite





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