



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 _____

17 Oaks Avenue, Bolton, BL2 3BZ

Nestled in the tranquil setting of Oaks Avenue, this garden-fronted semi-detached family home boasts an expansive plot and a host of inviting features. With a double driveway to provide plenty of parking for your family, two reception rooms and three good sized bedrooms, this is the perfect home for new or growing families. Canon Slade School is within walking distance, as well as the train station and local amenities. **A**

Closer Look...

As you arrive, a paved double driveway welcomes you, making sure you always have safe parking for you and guests. Step through the composite front door into the bright and airy entrance porch, perfect for keeping your shoes and coats organised. From here, continue through to the warm and inviting entrance hallway, which guides you towards the lounge, kitchen, and dining room. The lounge exudes serenity with plush carpets and a feature fireplace, while the dining room, adorned with laminate wooden flooring, offers versatility as a playroom, snug lounge, or spacious home office. In the bright kitchen, gloss white units and butcher's block worktops create a charming atmosphere. Integrated appliances including fridge, freezer, dishwasher, oven, grill, induction hob and washing machine ensure you have everything you need, while a convenient UPVC door provides access to the garden during summer months.

Up to Bed...

Venture upstairs via the half-turn staircase to discover three well-proportioned bedrooms, a family bathroom, and a separate W.C. The landing also provides access to the part-boarded loft, via pull-down loft ladders. The master bedroom, overlooking the garden, invites relaxation with fitted furniture and laminate wooden flooring. Bedroom two offers ample space with fitted furniture and plush grey carpets, while the generous third bedroom boasts fitted furniture and laminate flooring. The family bathroom, fully tiled in warm neutral tones, features a bathtub with an electric shower, a wall-hung wash basin, and a heated towel rail, accompanied by a separate W.C. in the adjacent room for added convenience.

Outside Oasis...

Outside, the sizeable garden presents a delightful retreat, with a patio for outdoor gatherings, a vast lawned area bordered by mature flowerbeds, and ample space for gardening or basking in the summer sun. With a pedestrian gate leading to the front, this outdoor oasis offers endless possibilities for enjoyment and relaxation with loved ones. There is already outside plumbing and electrical supply - perfect for those wanting to work outside during the summer, or hosting garden parties with a hot tub!

Due to the size of this plot, there is opportunity to extend to either the side or rear of the property, while still maintaining a well sized garden (subject to planning permission).

The Location...

The Property is conveniently located within walking distance of Bromley Cross railway station, Canon Slade School, Turton school and the delightful open countryside of the Jumbles Country Park. The Rigby's is also only a short walk away perfect for outdoor pursuits or a stroll through the woodland with the dogs, and the property is well placed for access into Bolton Centre, together with the A666 motorway link.

£285,000

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



- Semi-Detached Family Home
- Generous Plot
- 2 Reception Rooms
- 3 Bedrooms
- Family Bathroom/Separate W.C.
- Double Driveway
- Large Garden
- Perfect Location for Schools
- Close to Amenities & Transport Links
- Viewing Highly Encouraged

17 Oaks Avenue, Bolton, BL2 3BZ

Nestled in the tranquil setting of Oaks Avenue, this garden-fronted semi-detached family home boasts an expansive plot and a host of inviting features. With a double driveway to provide plenty of parking for your family, two reception rooms and three good sized bedrooms, this is the perfect home for new or growing families. Canon Slade School is within walking distance, as well as the train station and local amenities. **A**

Closer Look...

As you arrive, a paved double driveway welcomes you, making sure you always have safe parking for you and guests. Step through the composite front door into the bright and airy entrance porch, perfect for keeping your shoes and coats organised. From here, continue through to the warm and inviting entrance hallway, which guides you towards the lounge, kitchen, and dining room. The lounge exudes serenity with plush carpets and a feature fireplace, while the dining room, adorned with laminate wooden flooring, offers versatility as a playroom, snug lounge, or spacious home office. In the bright kitchen, gloss white units and butcher's block worktops create a charming atmosphere. Integrated appliances including fridge, freezer, dishwasher, oven, grill, induction hob and washing machine ensure you have everything you need, while a convenient UPVC door provides access to the garden during summer months.

Up to Bed...

Venture upstairs via the half-turn staircase to discover three well-proportioned bedrooms, a family bathroom, and a separate W.C. The landing also provides access to the part-boarded loft, via pull-down loft ladders. The master bedroom, overlooking the garden, invites relaxation with fitted furniture and laminate wooden flooring. Bedroom two offers ample space with fitted furniture and plush grey carpets, while the generous third bedroom boasts fitted furniture and laminate flooring. The family bathroom, fully tiled in warm neutral tones, features a bathtub with an electric shower, a wall-hung wash basin, and a heated towel rail, accompanied by a separate W.C. in the adjacent room for added convenience.

Outside Oasis...

Outside, the sizeable garden presents a delightful retreat, with a patio for outdoor gatherings, a vast lawned area bordered by mature flowerbeds, and ample space for gardening or basking in the summer sun. With a pedestrian gate leading to the front, this outdoor oasis offers endless possibilities for enjoyment and relaxation with loved ones. There is already outside plumbing and electrical supply - perfect for those wanting to work outside during the summer, or hosting garden parties with a hot tub!

Due to the size of this plot, there is opportunity to extend to either the side or rear of the property, while

still maintaining a well sized garden (subject to planning permission).

The Location...

The Property is conveniently located within walking distance of Bromley Cross railway station, Canon Slade School, Turton school and the delightful open countryside of the Jumbles Country Park. The Rigby's is also only a short walk away perfect for outdoor pursuits or a stroll through the woodland with the dogs, and the property is well placed for access into Bolton Centre, together with the A666 motorway link.

£285,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton

Front Elevation



Porch & Entrance Hallway



Lounge





Dining Room



Kitchen



Kitchen Additional Pictures



Landing



Master Bedroom



Bedroom 2





Bedroom 3



Bathroom



W.C.



Garden



Driveway



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