



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

## **271 Blackburn Road, Bromley Cross, Bolton, BL7 9SN**

**Welcome to 271 Blackburn Road...**An impressively sized mid-terraced stone cottage in the heart of Egerton. Extended to the rear, this property benefits from two reception rooms and a modern kitchen-diner at the rear of the property, leading out to the garden. Upstairs, there are two well sized bedrooms, family bathroom and a versatile attic room - perfect for a study room, yoga studio or playroom! The cellar spans the entire length of the house, and has been part converted to provide an extra room as well as plenty of storage. This home has lots of character throughout, with such as original fireplaces, stained glass doors and ceiling beams. A perfect purchase for first time buyers, small families, investors or those wanting a home with great local amenities and transport links within walking distance.

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

Step through the sage green composite door into the entrance porch, admiring the stained glass door before entering the lounge. The original stone fireplace nods to this property's heritage, while the plush grey carpets and double glazed windows provide modern comforts. An open archway, with sliding doors, leads to the second reception room with another original fireplace. Cupboard units with worktop provide space for your washing machine and storage, while functioning as a bar area. In the rear extension, you'll find the modern teal kitchen, with quartz worktops, integrated AEG oven, induction hob, dishwasher and plumbing for an American fridge-freezer. A dining area sits to the far side of the room, enjoying views over the garden.

Downstairs, the spacious cellar has been part-converted to provide an additional space, while maintaining all-important storage.

### **Up To Bed...**

Upstairs the master bedroom is spacious and bright, with ample space for a king sized bed and furniture. The second bedroom is a large single, with pleasant views to the rear of the property and distant countryside. A family bathroom with shower over bathtub, combination vanity basin and W.C., and vinyl herringbone flooring. The attic has been converted to create a lovely, quiet space perfect for practicing yoga or reading, with Velux windows and wooden beams.

### **Outside Oasis...**

To the rear of the property is an enclosed garden, with wooden decking ready to set up your outdoor furniture and BBQ, and artificial grass for lounging in the summer sun.

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

Situated on Blackburn Road in a vibrant part of Egerton, a fabulous setting for those who love to spend their spare time in the countryside as you have footpaths close by to link up with amazing walks. Peacefully set on the edge of Egerton Village, pay a visit to one of the selection of pubs and restaurants such as The Thomas Egerton, Bistro 341, Cibo, and Ciao Baby. For breakfast, brunch and lunch, explore the menus of local cafes, The Globe, Rainys and Bakers being just down the road... All within walking distance! Egerton Park has a playground for children and don't forget the cricket club which is outside your back door! Turton Golf Club is also nearby for those wishing to work on their drive.

**£0.00**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

454 Darwen Road Bromley Cross Bolton



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- Mid-Terrace Stone Cottage
- Extended to Rear
- 2 Reception Rooms
- 2 Bedrooms Plus Attic Room
- Original Character & Charm
- Part Converted Cellar
- Rear Garden
- Great Location in Egerton
- Viewing Highly Recommended

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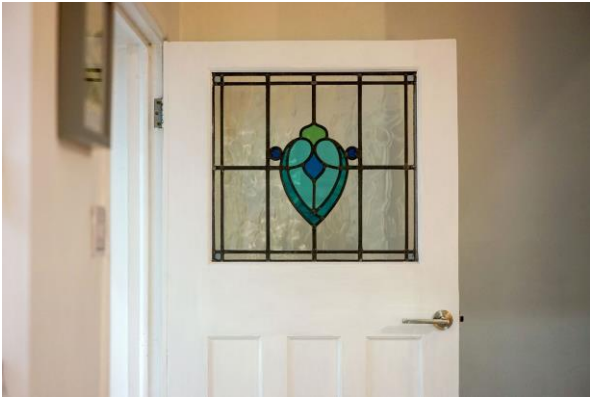
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**Front Elevation**



**Entrance Vestibule**



**Lounge**







**Second Reception Room**



**Kitchen**



**Dining Area**





**Cellar**



**Landing**





**Master Bedroom**



**Bedroom 2**



**Bathroom**





**Attic Room**



**Garden**





### Agents Notes

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