



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

## **1 Globe Lane, Egerton, Bolton, BL7 9TD**

A deceptively spacious stone semi detached stone cottage which would suit a growing family, presented immaculately throughout. The property has been modernised over recent years but still retains all its charm and character one would associate with a property of this nature. Located in the much sought after village of Egerton, close to all local amenities and first class schools.

The property briefly comprises: entrance vestibule, extremely spacious lounge, sitting or dining room, impressive cottage style kitchen, pantry/utility, downstairs Wc , first floor: three generous sized double bedrooms and a spacious 4 piece bathroom plus a fabulous attic room that could be used for a number of purposes.

**Step Outside-** To the rear is a beautiful cottage style garden set on two tiers with flagged patio areas, garden insets and timber shed. This is a stunning property with no upward chain.

**Out & About-** Situated on Blackburn Rd 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 Thomas Egerton, Bistro 341, Cibo, and Ciao Baby for classic Italian cuisine. For breakfast, brunch and lunch, explore the menus of local cafes Rainys and Bakers being just across the road...so 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 and Dunscur Golf Club is also nearby for those wishing to work on their drive.

**£350,000**

1 Globe Lane, Egerton, Bolton, BL7 9TD

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

454 Darwen Road Bromley Cross Bolton



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- Deceptively Spacious Semi Detached Stone Cottage
- Immaculately Presented Throughout
- Spacious Lounge
- Sitting Or Dining Room
- Impressive Kitchen
- Pantry/Utility Room/2 Piece Cloaks
- 3 Good Sized Bedrooms
- Spacious 4 Piece Bathroom
- Attic Room
- Cottage Style Well Kept Gardens

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## Ground Floor

### Entrance Vestibule

Tiled floor



### Spacious Lounge

19'1" (5m 81cm) x 16'7" (5m 5cm)

Recently fitted wood burner on feature tiled fireplace on flagged hearth continuing into alcoves, 3 hardwood double glazed windows providing lots of natural light, beamed ceiling





### Sitting Room/Dining Room

16'8" (5m 8cm) x 13'8" (4m 16cm)

Hardwood double glazed window, beamed ceiling, spindled staircase leads to the first floor with a spacious storage cupboard below



### Impressive Kitchen

13'9" (4m 19cm) x 8'9" (2m 66cm)

Recently fitted wall and floor units with complimentary worktops, 1 1/2 bowl enamel sink unit, built in Zanussi oven and 4 plate gas hob, extractor hood above, integrated fridge, freezer, dishwasher, under unit lighting, hardwood double glazed window, Barn style rear door leads out to the garden





### Pantry/Utility

5'0" (1m 52cm) x 4'2" (1m 27cm)

Fitted shelves, plumbed for washing machine.

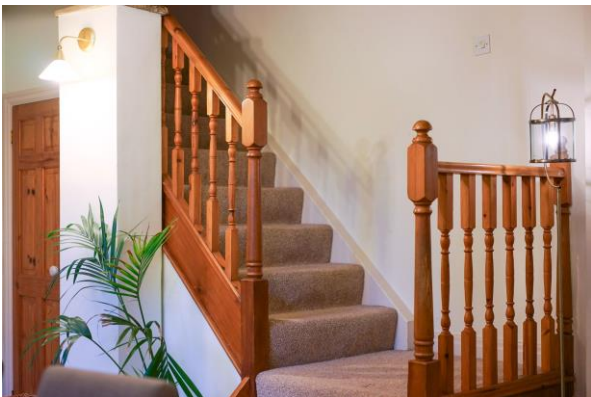
### 2 Piece Cloaks

Low level wc, wash basin



### First Floor

Landing





**Bedroom 1**

14'6" (4m 41cm) x 10'3" (3m 12cm)

Hardwood double glazed window, exposed stone chimney breast with ornate open fireplace, fitted double wardrobes and storage cupboards



**Bedroom 2**

18'8" (5m 68cm) x 8'1" (2m 46cm)

Hardwood double glazed window, fitted double wardrobe





### Bedroom 3

10'7" (3m 22cm) x 7'10" (2m 38cm)

Hardwood double glazed window, fitted single wardrobe



### Spacious 4 Piece Bathroom

Modern white suite comprising of panelled bath with mixer tap and flexible shower hose, low level wc, vanity wash basin with drawers below, shower in tiled/glazed cubicle, airing cupboard, part tiled, part wood panelled elevations, hardwood double glazed window



### Attic Room

16'7" (5m 5cm) x 8'7" (2m 61cm)

(Restricted head height) Accessed via staircase from the first floor landing, room could be used for a variety of uses, fitted wardrobes, large storage area in the roof eaves, 2 velux windows, port hole hardwood double glazed window to the side elevation



### Outside

Rear cottage style garden set on two tiers with flagged patio areas, garden insets and timber shed, water supply







### Additional External Pictures



### Agents Notes

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