



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 _____

242 Tottington Road, Bolton, BL2 4DN

The Property...Prepare to be wowed!

This very charming two bedroom cottage has been thoughtfully planned and lovingly updated resulting in a warm and welcoming home. Set just off Tottington Road with picturesque aspects from the front of the property looking over fields and woodland. Immaculate throughout and with great attention to detail from the moment you step into the entrance porch, to the fabulous sunny patio with its "box hedged" flower borders, plus the stunning raised gardens which provide magnificent views. The current owners has thoughtfully designed and modernised the cottage to an extremely high standard, finding the perfect balance combining old and new. There is no upward chain to this one either!

Step Inside- You enter this lovely property into the impressive open plan lounge-kitchen via a handy entrance porch, you'll notice the beautiful solid wood floor underfoot. A luxury remote controlled Dru gas fire takes centre stage, resulting in a warming focal point...Imagine sitting in front of the fire with a glass of wine watching the fire roaring away whilst also taking in those wonderful views from the front window, looking over the open fields and woodland! There are built in storage units under the fire, the vendors have been very creative with storage and have used every nook and cranny possible, so there is lots of storage around the house, the property is full of these thoughtful touches. Follow us through to the impressive kitchen where modern style, charming cottage features and practicality are all beautifully blended..... The Kitchen is a German manufactured, Hakka Kitchen, supplied and fitted by the Kitchen Design Centre in Hollinwood. It's truly stunning, Ceramic tiles greet you as you step into the kitchen area, with electric under floor heating. Wherever there is a tiled floor in the house, there is under floor heating. **The** worktop surface in the kitchen is made of Corian. The breakfast bar area has been designed to form angles to add interest and the edges of the Corian above doors or drawers have a "shark nose" finish, to enable you to easily open a drawer or cupboard without catching your nail or finger. The Corian is seamlessly formed around

the window sill and sink so there are no joints to avoid any dirt etc being trapped, the meticulous level of detail and quality of finish is second to none!

Built in appliances include Neff appliances , Oven - (self cleaning, slide & hide), Induction Hob with concealed extractor & lighting, **Washing machine**. Other appliances are Fridge freezer & Microwave concealed in units under the stairs. Let's not forget the all important instant boiling hot water tap. Not just your average boiling tap, but you'll never buy another bottle of water again, as the tap also has a Still water filter.

The Drawers are double height drawers with an internal release clip that is released to reveal a second layer of storage underneath. The glass splash back is a bespoke design created for the vendors.

There is concealed sockets with USB chargers under the wall units. **Mood lighting in the kitchen units and**

additional storage under stairs, for all your miscellaneous bits and bobs!

Up to Bed- as you climb the staircase you'll notice the luxury feature "Mica" wallpaper, the landing connects you to a large Master bedroom which also benefits from a feature wall covered with "Mica" wall paper, continuing the theme from the landing, bespoke wardrobes and matching dressing table will keep the room neat and tidy. A window offers fantastic views over fields and woodland, perfect to admire the local wildlife, we believe from the vendor that a family of deer often come to say hello!!

whilst enjoying your morning brew! There is a single second bedroom, this would make a good cot room or home office. The beautiful bathroom is fully tiled in Travertine with under floor heating, **LED floor lighting**, a digital shower with a large glass "fold-away" shower screen. Villeroy & Bosche Sanitaryware featuring a Moulded Corian sink with a Unit behind pop-out mirror.

You can access the loft space via a pull down ladder from the landing, this is a great additional space, power and light have been installed and it's been fully boarded with spotlights.

We think this property would be absolutely perfect for a first time buyer or someone looking to downsize to something where they just simply un-pack and move in, this gorgeous cottage has got so much going for it and you are highly unlikely find anything similar on the open market!

Step Outside- Sat on a large, envious and private plot with extensive gardens this gorgeous cottage has got so much going for it and you are highly unlikely find anything similar on the open market! At the front of the property you have a lovely patio bordering onto picturesque open fields, this is such a tranquil spot to sit and relax. Follow the flagged steps up to an additional garden plot, this includes a lawned garden with patio areas, the views are amazing from here, the gardens are manicured impeccably, the same attention to detail inside the cottage has also been injected into the gardens.

Out & About- Located on Tottington Road, the property is well positioned to popular nearby amenities with Harwood town centre within walking distance offering a range of shops, supermarkets, pubs and cafes. For those that need to commute there are strong links to Bury, Manchester and beyond.

£260,000

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- Incredible "Chocolate Box" Cottage
- Generous Sized Beautifully Landscaped Gardens
- Overlooking Picturesque Fields & Woodland
- Impressive Open Plan Lounge/Kitchen
- Two Bedrooms/Luxury Shower Room/Spacious Attic Storage
- Finished To an Extremely High Specification
- Internal Inspection an Absolute Must!
- NO CHAIN

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Lounge



Additional Lounge Pictures





Lounge Aspects



Impressive Kitchen



Additional Kitchen Pictures





First Floor



Bedroom 1



Additional Pictures





Bedroom 2



Luxury 3 Piece Wet Room





Additional Wet Room Pictures



Bedroom 1 Views



Access to Loft Space



Outside

Pleasant Front Garden





Professionally Landscaped Gardens



Additional Garden Pictures



Garden Views





Aerial Photography



Additional Pictures



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