



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 _____

27 Smith Lane, Egerton, Bolton, BL7 9ET

The Property

If your looking for a true bungalow with accommodation arranged over one floor, and a fabulous sized rear garden which is sure to impress, then this could be the one for you! It also has scope to extend into the roof space and to the rear to create a larger residence if desired, as neighbouring properties have already done so. (Subject to necessary planning permission)

Situated on Smith Lane, amongst locals known as being such a highly sought after Street...The current owner has enjoyed the property since new in 1958. There is no upward chain to this one either!

Step Inside- Into the entrance vestibule and through to your welcoming entrance hallway, your beautiful sized lounge sits to the back of the property and benefits from lovely views over the extensive rear gardens, a sliding patio door gives access to the garden patio, perfect during those warmer summer months. The inner hall connects you to the dining room, a window pleasantly looks over the rear garden and sliding doors give access to your kitchen. Retrace your steps back to the hallway to discover two double bedrooms and your 3 piece bathroom. A pull down ladder from the hallway provides access to the loft via a pull down ladder. As mentioned earlier, the roof space offers generous rooms with good head height, there is also a window to the side gable elevation to allow natural light. The Worcester combo-boiler is also housed in the roof space.

Step Outside- The gardens are wonderful and must be seen! a flagged patio greets you, the perfect spot to set up your garden furniture to sit and relax whilst admiring the extensive lawns, mature plants and shrubs. There is a greenhouse and timber workshop. To the front is a concrete imprint driveway, timber double gates lead to the carport.

Out & About- Smith Lane is known as being a highly sought-after street, particularly for families! And it's no surprise, it is quiet, well presented, and positioned in an Egerton postcode, but equally as close to the

27 Smith Lane, Egerton, Bolton, BL7 9ET

convenient amenities of Bromley Cross! If you're looking for a spacious family home in a family-oriented neighbourhood, close to good schools, transport links, and an abundance of local cafes, pubs, and restaurants, then look no further than this stunning home sitting in a generous plot on Smith Lane.

£375,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Detached True Bungalow
- Lounge
- Dining Room/Kitchen
- Two Bedrooms/Bathroom
- Extremely Large Garden Plot
- Driveway
- Scope to Extend Into the Roof Space
- Highly Desirable Location
- No Chain

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Entrance Vestibule



Entrance Hall



Lounge





Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Roof space



Outside

Front Elevation





Gardens



Additional Pictures



Car Port



Aerial Photography





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