



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

### **Flat 3 Summer Hill, Whitehill Lane, Bolton, BL1 7DJ**

Looking for spacious property with accommodation arranged over one floor in an idyllic location? This beautiful ground floor apartment could be the one for you.

Summer Hill is an impressive Victorian property which was built as a private residence circa 1850. Circa 1997 it was converted, creating this exclusive development which is made up of six properties set within a cobbled courtyard with Victorian style street-lamps and beautifully maintained communal gardens with seating areas and pleasant Moorland views beyond.

This property benefits from being on ground level, perfect for anyone looking to get away from stairs. There is no upward chain with this one either!

**Step Inside-** Into the entrance vestibule through the black solid wood entrance door. The entrance hallway connects you to each room in the apartment. The exceptionally large lounge-diner is a stunning room, a large feature bay window looks out over the communal gardens. It easily fits the dining table for 8 people. There is an additional window to allow natural light pour into this room. A gas fire will keep the room cosy and warm. The kitchen includes solid wood wall and floor units including an integrated fridge/freezer plus plumbed for your washing machine and dryer. A window looks over the communal cobbled courtyard. There are two good sized double bedrooms, the master bedroom benefits from two beautiful windows and fitted wardrobes with a dressing table. A spacious 3 piece bathroom featuring a bath, sink and toilet plus a separate enclosed shower cubicle.

**Step Outside-** Into the well kept communal gardens, where you can sit out and relax. There are two allocated parking spaces that come with the apartment.

**Out & About**-Situated in a quiet cul de sac just off Belmont Rd close to all local amenities, schools, transport links and open countryside perfect for outdoor pursuits. A fantastic family home with viewing highly recommended!

**£220,000**

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

454 Darwen Road Bromley Cross Bolton



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- Spacious Ground Floor Apartment
- Spacious Lounge-Diner
- Kitchen
- 4 Piece Bathroom
- Two Double Bedrooms
- Beautiful Communal Gardens
- Two Allocated Parking Spaces
- Highly Desirable Location
- NO CHAIN

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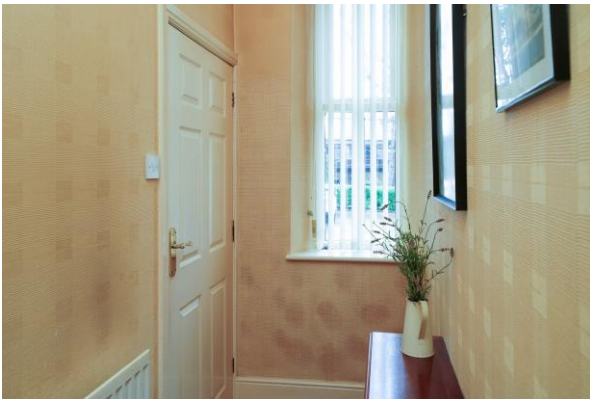
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**Entrance Vestibule**



**Entrance Hallway**



**Extremely Spacious Lounge-Diner**





**Additional Pictures**



**Kitchen**





**Bedroom 1**



**Bedroom 2**



**4 Piece Bathroom**



**Communal Gardens**



**Parking**







### 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