



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 _____

16 Hillside Close, Bradshaw, Bolton, BL2 4DB

An impressive semi-detached property, set at the head of a quiet cul-de-sac just off Tottington Road.

Step Inside- Into your entrance hallway passing the handy downstairs WC, perfect for visiting guests. Your lounge sits to the front of your property with a lovely bay window looking over the front garden, a living flame gas fire gives the room a rear focal point. To the back of your lounge, an opening gives access to the spacious dining room, pvc double doors lead to your spacious conservatory and a door gives access into your kitchen. The kitchen featuring fitted wall and floor units with complimentary laminated worktops. A built in double oven and hob with an extractor hood above, let's not forget the integrated dishwasher. A window looks out over the rear garden and an exit door leads outside. The kitchen can also be accessed via the entrance hallway. The conservatory is a fabulous size and benefits from French doors leading out to the rear garden.

Bedtime & Baths- The landing has excellent built in storage cupboards and connects you to three generous sized bedrooms, all fitted with wardrobes to keep the rooms neat and tidy. Bedroom one boasts picturesque views looking towards Winter Hill. The 4 piece bathroom features a bath, toilet and sink plus a separate shower cubicle with a Triton electric shower.

Step Outside- To the front, there is a block paved driveway which provides ample off-street parking and a laid to lawn area aside. To the rear there is a private block paved garden with Indian stone flags and a gravelled patio area with feature plants and tree borders. There is a useful detached storage room with an external door and a UPVC double glazed window.

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.

16 Hillside Close, Bradshaw, Bolton, BL2 4DB

£275,000

www.williamthomasestates.co.uk
454 Darwen Road Bromley Cross Bolton



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- Impressive Semi-Detached Dormer Bungalow
- Lounge/Dining Room
- Kitchen/Downstairs Wc
- Three Bedrooms
- 4 Piece Bathroom
- Gardens/Driveway/Outbuilding
- Highly Desirable Cul-De-Sac
- Viewing Highly Advised

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Entrance Hallway



Lounge



Dining Room



Kitchen



Conservatory



Downstairs Wc



First Floor

Bedroom 1



Bedroom 2





Bedroom 3



4 Piece Bathroom



Outside





Front Aspects



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