



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

## **11 Sanctuary Mews, Bromley Cross, Bolton, BL7 9GD**

### **Welcome to 11 Sanctuary Mews...**

A modern and immaculately presented two bedroom, end-cottage home in the exclusive Sanctuary over 55's development at the Last Drop Village in Bromley Cross. In show-home condition throughout and with improvements made by the current owners, this home is perfect for those looking to relax and enjoy their free time. This exclusive property is part of a secure, electric gated development that benefits from a comprehensive CCTV system, ensuring residents' peace of mind and security. This home offers an incredible sense of comfort and space in show-home standards, with extraordinary potential for personalisation and future-proofing.

Perfectly placed next to the Last Drop Hotel & Spa, with Turton Golf Course just a stone's throw away. Perfect to get your early morning gym session done or maybe some lengths in the pool, before some relaxation to finish in the hydrotherapy pool. If you prefer the great outdoors, picturesque countryside, the golf course and moorland are literally on your doorstep.

### **A Closer Look...**

Step through the composite front door into the newly added entrance porch and through into the modern kitchen-diner, which the current owners have extended. A bright and open space, with mink high-gloss base and wall units housing high-spec integrated appliances including Neff oven, microwave, induction hob, extractor hood, fridge-freezer and Hotpoint dishwasher. There's plenty of storage too, with a smart pull-out corner pantry unit, and a newly fitted large kitchen island with breakfast seating. This space is perfect for homely meals or entertaining guests!

An open archway beckons you to the lounge to relax, with neutral carpets and glazed sliding patio doors leading to the private garden. The property has been built with future-proofing in mind, and designed with the ability to install a lift in the lounge to take you to the master bedroom.

In between the two rooms, you'll find a smartly designed downstairs W.C. with vanity basin and heated towel rail, and a utility space with additional storage closets. The utility space sits behind double doors, with plumbing for your washing machine and tumble dryer, alongside organised storage for laundry.

### **Up to Bed...**

Upstairs, you'll find two spacious double bedrooms, each with a modern en-suite, as well as a linen closet and access to the boarded loft via a pull-down ladder.

The master bedroom is a serene retreat, with fitted furniture offering ample storage. Large, glazed sliding doors open up onto the balcony, offering the perfect space to enjoy a morning coffee during summer months with leafy views. The beautifully tiled en-suite boasts high quality fittings, with a large walk-in shower which has a remote-control function near the doorway – you can turn the shower on as you enter the room, and it will be perfectly warm by the time you step in! A vanity basin with storage, mirrored cabinet, W.C. and chrome heated towel rail complete the space. To the front of the home is the second bedroom, an equally impressive size with fitted furniture and a similarly designed en-suite shower room – including the fabulous remote-controlled shower!

### **Outside Oasis...**

Stepping through the patio doors, you have your own slice of paradise with this lovely professionally landscaped rear garden. A patio offers the perfect spot to enjoy al-fresco meals with friends, overlooking the immaculate lawn and planting. The south-facing garden has mature hedges to one side, and fencing with a secure pedestrian gate to the other side. A wooden shed provides storage for all your gardening tools.

To the front of the property are beautifully maintained communal gardens and two allocated parking spaces.

### **Out and About...**

This innovative concept at The Sanctuary offers bespoke mature living for active adults over the age of 55, plus the option to access the wide range of facilities at the Last Drop Village Hotel and Spa, including a swimming pool, hydrotherapy pool, gym, sauna, steam room & spa - all you need to enjoy life at its very best! Situated in Bromley Cross, which is acknowledged as one of Bolton's most prestigious locations due to it being on the fringe of the West Pennine Moors and close to beautiful countryside. Turton Golf Course is in close proximity. The village is increasingly popular with its own shops, cafes, The Last Drop Village, restaurants and takeaways plus an array of hairdressers, beauty salons, doctors, dentists, and opticians... The list goes on! The train station takes you directly to Manchester city or Blackburn, and there is easy access to road and motorway links.

**£350,000**

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

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- Immaculately Presented Home
- Secure Electric Gated Development With CCTV
- Modern Kitchen
- Lounge
- Downstairs W.C. / Utility
- Two Spacious Double Bedrooms / Both En-Suite
- Landscaped Garden
- Internal Inspection Highly Advised
- Exclusive Over 55's Development
- Close to Last Drop Village & Local Amenities

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**Front Elevation**



**Entrance Porch**



**Lounge**





**Kitchen**



**Kitchen Additional Pictures**



**Downstairs W.C. and Utility**



**Master Bedroom**



**Master Bedroom Additional Pictures**







**Master En-Suite**



**Bedroom Two**



**Bedroom Two En-Suite**



**Garden**



**Additional External Pictures**





### Agents Notes

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