



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 _____

Crathie, Bolton Road, Bradshaw, Bolton, BL2 3EU

Welcome to Crathie...

A mature semi-detached family home, located on the edge of Bradshaw Cricket Club and close to Jumbles Country Park and open countryside. Briefly comprising of entrance vestibule, lounge, dining room, kitchen, downstairs W.C., three bedrooms and family bathroom. The property boasts wonderful rear aspects looking over the generous sized garden, fields and the cricket club.

A Closer Look...

After parking on the driveway or in the garage, step through the front door into the entrance vestibule. From here, the hallway leads to a well sized dining room with bay window and feature fireplace. The lounge is at the rear of the property, benefiting from the beautiful views over the garden. Next door, the kitchen has fitted wooden units with integrated oven, grill, 4-ring induction hob, fridge-freezer, and plumbing for a washing machine and tumble dryer. Tucked behind the kitchen is a downstairs W.C. with vanity basin, as well as doors leading to both the garage and the garden.

Up to Bed...

Upstairs, you'll find two double bedrooms and a generous single sized room, as well as a family bathroom. The bathroom has recently been renovated with a contemporary 4-piece suite, including a large walk-in shower, separate bathtub, vanity basin, W.C. and grey heated towel rail.

Outside Oasis...

To the rear, there is a beautiful landscaped garden with picturesque views of open fields and trees behind the house. A spacious stone patio offers space to set up garden furniture, and steps lead down to various tiers of mature planting with a well-kept lawn on the lowest tier. A path leads around the side of the house to the driveway. Externally, there is also access to the cellar which has the same footprint as the property and offers plenty of storage.

Out & About...

This property is set off Bolton Road, Bradshaw so all the popular schools, house of worship, shops, restaurants and transport links of the surrounding area are within easy reach. Conveniently located within walking distance of Bromley Cross railway station, Turton School and the delightful open countryside of the Jumbles Country Park. The Rigby's is literary on your doorstep perfect for outdoor pursuits or a stroll through the woodland with the dogs, paths lead down onto Bradshaw Cricket Club where you can park yourself on a bench to watch the cricket. Canon Slade Secondary School is within a quarter of a mile and the property is well placed for access into Bolton Centre, together with the A666 motorway link.

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£400,000

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



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- Semi-Detached Family Home
- Wonderful Views to Rear Over Open Fields & Bradshaw Cricket Club
- Two Reception Rooms
- Spacious Kitchen
- Downstairs W.C.
- Three Bedrooms
- Modern 4-Piece Family Bathroom
- Beautiful Landscaped Gardens
- Garage & Driveway

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External Pictures



Entrance Hallway



Dining Room



Lounge





Kitchen



Kitchen Additional Pictures



Downstairs W.C.



First Floor



Master Bedroom



Bedroom Two



Bedroom Three



Family Bathroom



Cellar



Garden



Garden 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