



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 _____

34 Clarendon Gardens, Bromley Cross, Bolton, BL7 9GX

An excellent ground floor two bedroom apartment located on the highly regarded development of Clarendon Gardens in Bromley Cross. The apartment is well presented throughout with ready to walk into accommodation ideal for any first time buyer or investor.

Situated close to all local amenities the Last Drop Leisure complex, Bromley Cross rail station and Turton Golf Course for good walks.

Briefly comprising: entrance hall, lounge with double doors leading directly out to allocated parking space, kitchen, 2 bedrooms, en suite shower room and a modern 3 piece bathroom. Outside there are well maintained communal gardens and an allocated parking space.

Internal Inspection highly advised.

Clarendon Gardens is a select development in Bromley Cross placed next to the Last Drop Village Hotel & Spa. There are lovely cafes, bars and restaurants nearby and a choice of supermarkets too. Bromley Cross is acknowledged as one of Bolton's most prestigious locations being on the fringe of the West Pennine Moors and close to what is arguably Bolton's most beautiful countryside with the Jumbles Country Park close by. The development is close to superb schooling and Bromley Cross Rail Station which has direct links to Manchester, making the position of this property highly desirable.

£139,950



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- Impressive Two Bed Ground Floor Apartment
- Sought After Location
- Close to All Local Amenities & Open Countryside For Tranquil Walks
- Lounge Open to Kitchen
- Two Bedrooms/3 Piece En Suite Shower Room
- 3 Piece Bathroom
- Communal Gardens & Allocated Parking
- Internal Inspection Highly Advised

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Entrance Hall

Intercom system, electric wall heater, built in storage cupboard, built in storage cupboard housing water cylinder



Lounge

18'11" (5m 76cm) x 8'10" (2m 69cm)

Double glazed windows and French Doors opening to parking space and pleasant aspects looking towards Winter Hill, x2 wall mounted electric slim line heaters, open to kitchen





Additional Lounge Pictures



Kitchen

8'10" (2m 69cm) x 6'2" (1m 87cm)

Fitted wall and floor units, built in oven, induction hob and extractor hood above, washing machine and dishwasher, tiled splashbacks, extractor fan



Bedroom 1

16'4" (4m 97cm) x 9' (2m 74cm)

Double glazed window in sealed unit with pleasant outlooks looking towards Winter Hill, wall mounted electric slim line wall heater, built in wardrobes.





3 Piece Shower Room

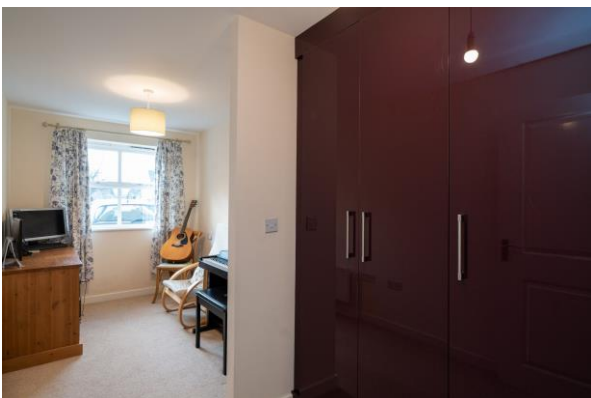
Tiled/glazed shower cubicle, low level wc, pedestal wash basin, chrome heated towel rail, extractor fan.



Bedroom 2

15'5" (4m 69cm) x 16'11" (5m 15cm)

Double glazed window with pleasant aspects looking towards Winter Hill, fitted wardrobes, wall mounted slim line electric heater





Modern 3 Piece Bathroom

Panelled bath with mixer tap and flexible shower hose attached, low level wc, pedestal wash basin, chrome heated towel rail, extractor fan.



Outside

Communal gardens, allocated parking



Front Elevation

Agents Notes

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