



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 _____

43 Hough Lane, Bromley Cross, Bolton, BL7 9DB

The Property...Prepare to be wowed!

Briefly comprising lounge, fantastic extended kitchen-Diner, four bedrooms and two luxury bathrooms.

An absolutely stunning property that has been fully modernised throughout by the current owners to a high specification, with great attention to detail from the moment you step into the entrance porch, to the fabulous sunny patio accessed via the kitchen-diner. Its been thoughtfully designed and there is no upward chain to this one either!

Step Inside- You enter this lovely property via the entrance porch into the fabulous cosy lounge, a log burning stove takes centre stage, resulting in a warming focal point...Imagine sitting in front of the fire with a glass of wine watching the fire roaring away. Follow us through to the impressive extended kitchen-diner where modern style, charming features and practicality are all beautifully blended..... It's truly stunning, featuring grey shaker style Matt finished wall and floor units including Neff induction hob with a Neff contemporary style extractor hood above, built in Neff oven and microwave, integrated tall fridge and freezer, plus the all important dishwasher. A breakfast island with stool seating creates a real sociable space for family and friends to gather. Two velux windows in the extended area allow natural light to flood into the room, pvc double glazed double doors open up to the flagged enclosed courtyard.

Up to Bed- the first floor landing connects to two double bedrooms and an impressive 3 piece bathroom. Both bedrooms have been fitted with quality bedroom furniture to keep the rooms neat and tidy. The bathroom includes a rain fall shower above the bath with an additional flexible shower hose and head at a lower level, vanity wash basin with storage below and a low level Wc. It's finished with stylish grey wall and floor tiling with a chrome heated towel rail. Now let's take the stairs to your second floor, which offers two bedrooms and a modern shower room. The 4th bedroom would also make a great dressing room or home office. In keeping with the other first floor bedrooms, the double front bedroom has the benefit of fitted wardrobes and a window provides pleasant views over Winter Hill. Bedroom four has a built in cupboard housing the Worcester combi-boiler. The shower room includes a tiled/ glazed shower enclosure, vanity

wash basin, low level Wc and sleek grey wall and floor tiling with a heated towel rail.

Outside- an enclosed flagged courtyard can be found at the rear, the front is also flagged to accommodate a table and chairs.

Out and About- Situated on Hough Lane, 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. The village is increasingly popular with its own shops, cafes, restaurants and takeaways plus an array of hairdressers, beauty salons, doctors, dentists, and opticians... The list goes on! Bromley Cross Train Station takes you directly to Manchester city centre and we have some of the best primary, junior and high schools in Greater Manchester close by.

£230,000



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- Stunning Mid Terraced House
- Fully Renovated To A High Specification Throughout
- Lounge with Log Burning Stove
- Impressive Extended Kitchen-Diner
- Four Bedrooms/Two Luxury Bathrooms
- Enclosed Rear Courtyard
- Desirable Location Of Bromley Cross
- Internal Inspection Highly Advised/NO CHAIN

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Entrance Porch



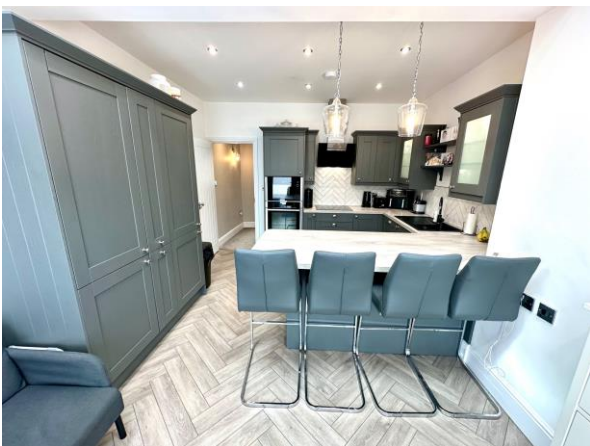
Lounge



Impressive Dining-Kitchen



Additional Pictures





First Floor

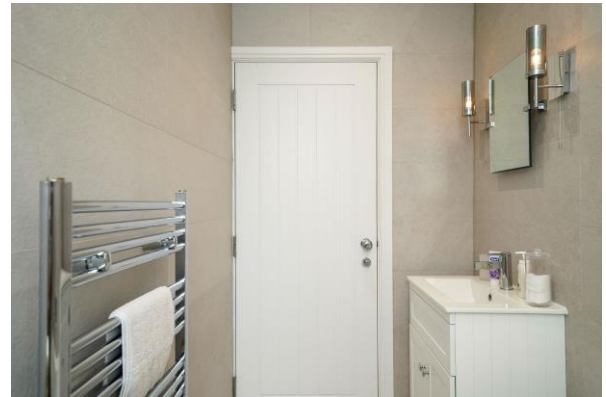
Bedroom 1



Bedroom 2



Stunning Bathroom



Pictures



Second Floor

Bedroom 3

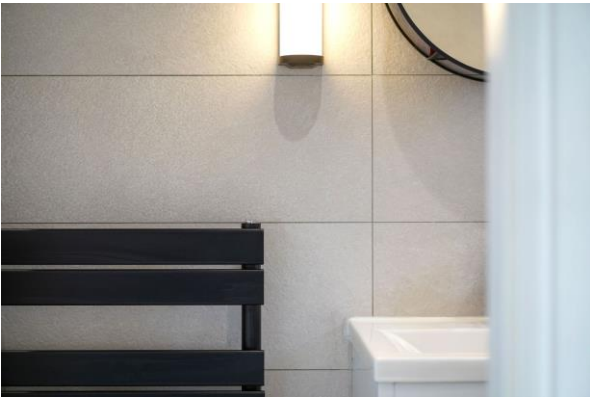


Bedroom 4/Dressing Room



Luxury 3 Piece Shower Room





Outside



Front Aspects



Front Garden



Agents Notes

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