



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 Down Green Road, Bolton, BL2 3QD

Welcome to 11 Down Green Road...

A spacious three-bedroom true bungalow, situated in the heart of Harwood and ideally located close to schools, local shops and all local amenities. This property has been lovingly looked after by the current owner, with a thoughtful extension to the rear offering plenty of living space. Briefly comprising: lounge, dining room, kitchen, conservatory, three double bedrooms and a 3-piece shower room, with professionally landscaped gardens to the front and rear and pleasant views of rolling countryside towards Winter Hill to the front.

A Closer Look...

After parking on the spacious flagged driveway, step through the composite front door into the entrance hallway - the perfect area to store your coats and shoes away neatly. Wooden laminate flooring leads you through into the lounge, a spacious and bright room with an open arch leading to the dining room. From the dining room, double glazed doors open to the conservatory offering a lovely spot to enjoy the views of the garden no matter the weather! The kitchen sits adjacent to the lounge, with fitted white base and wall units and a range of appliances including cooker, fridge-freezer, dishwasher, tumble dryer and washing machine – all included!

Back through the lounge, a hallway connects you to the three double bedrooms and shower room, as well as offering a large storage cupboard. The master bedroom benefits from fitted furniture, allowing for easy organisation of your belongings, and the beautiful views to the front of the home. Bedrooms two and three are also both double sized, offering versatility and plenty of space. The modern shower room has recently been fitted with a large walk-in shower, with a Mira Galena electric shower, a combination vanity W.C. and basin with storage, and a chrome heated towel rail.

Outside Oasis...

To the rear, step out of the patio doors into the beautiful landscaped garden, with various tiers for you to enjoy. A south-east facing manicured lawn with mature flowerbeds leads up to a flagged patio - perfect for enjoying a G&T in the sunshine! With mature hedges and trees to the rear, this garden feels wonderfully secluded and private. There is a door giving handy access to the garage, and a path with a wrought iron

pedestrian gate leading around the side of the house to the front garden. The front garden is equally well tended, with a lawn and mature planting for that all-important curb appeal.

The Location...

The property is ideally placed in Harwood Village with excellent amenities including high regarded primary and secondary schools, including St Maxentius CofE, Canon Slade CofE and Turton School. Local shops, Harwood Medical Centre and local cafés are all within walking distance. The idyllic location is also within a stone's throw of the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There are also some great restaurants including The Crofters, Baci, Bill & Coo and Roka to name a few.

£315,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Spacious Detached True Bungalow
- Extended to Rear
- Lounge / Dining Room / Conservatory
- Modern Kitchen with Appliances
- Three Double Bedrooms
- Contemporary 3-Piece Shower Room
- Landscaped Gardens to Front and Rear
- Driveway and Garage
- Beautiful Views to Front
- Close to Local Amenities

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Front Elevation



Entrance Hall



Lounge





Dining Room



Conservatory



Kitchen





Hallway



Master Bedroom



Bedroom Two



Shower Room



Garden





Garden Additional Picture



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