



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 _____

28 Sedgefield Drive, Bolton, BL1 6ND

The Property A stunning semi-detached family home, the current owners have extensively extended the ground floor with an impressive rear extension to create a fabulous open plan kitchen-diner-family room, which is sure to impress! It has also had a super garage conversion, currently being used as a spacious fourth bedroom.

Park up on the large block paved driveway before entering into the property through front porch pvc double glazed door.

Step Inside

Into your welcoming entrance hallway, you'll notice the beautiful laminate flooring underfoot, which runs through most of the downstairs accommodation. The lounge features a gas fire with surround to create a real focal point as you enter the room. It flows into the impressive extended open plan kitchen-family room. The kitchen includes, grey shaker style kitchen wall and floor units with complimentary granite worktops, features a built in double over with a 4 burner gas hob and extractor hood above, plus an integrated fridge freezer. Two large velux roof windows allow natural light to pour into this room making it bright and airy. Bi-folding doors lead out to the impressive rear garden. Retrace your steps back to the entrance hallway passing the converted garage, this is a fantastic space with a bay window looking over the front of the property. It's currently being used as a large double bedroom but could be used for a number of purposes.

Bedtime & Baths

The landing connects you to three bedrooms and a sumptuous 4 piece bathroom. All the bedrooms benefit from fitted wardrobes and the master bedroom looks over the rear garden, picturesque woodland and the river. The bathroom features a lovely deep bath, perfect to sit and soak in after one of those long days at work. A separate shower enclosure, with a rain fall shower head and a smaller shower head with a flexible hose at a lower level, a combination Wc and washbasin with a concealed flusher and storage under the wash basin. It's finished with stylish tiling and a chrome heated towel rail.

Step Outside

Into the fabulous professional landscaped rear garden, a beautiful flagged patio greets you as you step from the bi-folding doors, perfect to set up your garden furniture and BBQ to sit and relax. There is a secret garden through the gate to the back of the garden, this is such a tranquil spot, it boasts a flagged patio with a covered seating area looking over the river. Imagine relaxing enjoying your favourite tippie whilst listening to the soothing sound of the flowing river and birdsong from the woodland trees! Let's not forget the impressive garden room, this features power and light, it's currently being used as a home office/sitting room, but could be used for a number of purposes! It even has its own log burning stove!

Location

Situated just off Smithills Croft Road, this pleasing area plays host to a wide selection of homes and enjoys excellent access to the surrounding countryside.

A simple glimpse that a satellite image will display the abundance of green open space on offer. The nearby Smithills Estate has recently been purchased by The Woodland Trust who are heavily investing in the maintenance, facilities and sustainability. We see this as a great positive for the general environment within this postcode.

In terms of family friendly characteristics, Smithills school is just a stones throw away whilst the number of primary schools and nurseries serve the area.

£325,000



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- Extensively Extended Semi-Detached Family Home
- Lounge
- Extended Open Plan kitchen-Diner Family Room
- Ground Floor Bedroom 4 Or Sitting Room
- Three First Floor Bedrooms
- Impressive 4 Piece Bathroom
- Stunning Professionally Landscaped Gardens
- Large Driveway/Fabulous Garden Room
- Internal Inspection Highly Advised

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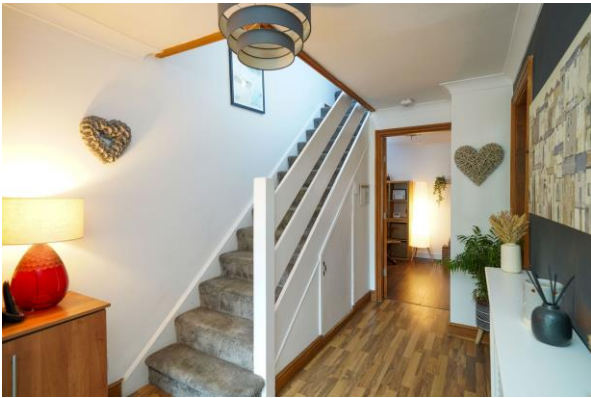
www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Entrance Porch



Entrance Hallway



Lounge





Additional Pictures



Impressive Open Plan Kitchen-Family Room



Additional Pictures



Spacious Garage Conversion/Bedroom 4





First Floor



Bedroom 1





Bedroom 2



Bedroom 3



Stunning 4 Piece Family Bathroom



Outside



Secret Garden





Garden Views



Impressive Garden Room



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