



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 _____

7 Chapeltown Road, Bromley Cross, Bolton, BL7 9AD

Welcome to 7 Chapeltown Road... Offered with no onward chain, this mature semi-detached property is an ideal choice for first time buyers who want to put their own stamp on a property or investors looking to increase their portfolio. Situated on a good plot, in walking distance of all local amenities including shops, restaurants, pubs and transport links. Briefly comprising of lounge, dining room, kitchen, utility, three bedrooms and 3-piece bathroom, with gardens to the front and rear. Viewing is highly recommended to appreciate the possibilities that this property presents!

A Closer Look...

After parking on the driveway, step through the front door into the entrance hallway with understairs storage cupboards, where laminate flooring runs throughout the ground floor. To your left is the lounge, a bright and inviting room with a large bay window. Continue along the hallway, and you'll enter the dining room with in-built storage cupboards, which opens to the kitchen through an open archway. The kitchen has a range of fitted units with integrated oven, 5-ring gas hob and extractor hood. To the rear of the kitchen is a handy utility space, with space for a washing machine and tumble dryer, with a door leading to the rear garden.

Up to Bed...

Upstairs, there are three bedrooms and the family bathroom. The master and second bedroom are both good double sizes, with fitted wardrobes, and the third bedroom would make an ideal nursery, home office or single bedroom as required. The family bathroom, part tiled in neutral tones, offers a shower over bathtub, W.C. and vanity basin.

Garden...

To the rear of the home is a private garden with a flagged patio, lawn and a pedestrian gate giving convenient access to the front of the home. Alongside the drive to the front aspect, there is a low maintenance walled garden to add some colour and curb appeal to the property.

The Location...

Situated on Chapeltown Road, Bromley Cross which is acknowledged as one of Bolton's most prestigious locations due to its 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 and walking distance to Turton High & Canon Slade School.. All within easy walking distance! The train station takes you directly to Manchester city and we have some of the best schooling in Greater Manchester close by.

£280,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Semi-Detached Home
- Chain Free
- In Need of Some Modernisation
- Lounge with Bay Window
- Kitchen-Diner with Utility Space
- Three Bedrooms
- 3-Piece Family Bathroom
- Gardens to Front and Rear
- Driveway
- Close to Local Amenities, Train Station & Schools

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Front Elevation



Entrance Hallway



Lounge



Dining Room



Kitchen



Utility



First Floor



Master Bedroom



Bedroom Two



Bedroom Three



Bathroom



Garden





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