



**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 \_\_\_\_\_

## **2 Lords Stile Lane, Bromley Cross, Bolton, BL7 9JL**

**Welcome to 2 Lords Stile Lane...**A beautifully modernised two-bedroom, semi-detached true bungalow located in the heart of Bromley Cross, Bolton, offered without onward chain. This home is perfect for those looking to downsize without compromising on style and location and offers pleasant leafy views to the rear. Briefly comprising of a spacious lounge-diner, modern kitchen, rear porch, two double bedrooms and a stylish modern shower room. Externally, you'll find lovely low maintenance gardens to the front and rear, and a large flagged driveway. Viewing is highly recommended.

### **A Closer Look...**

After parking on the driveway, step through the composite front door into the welcoming entrance hallway. Laminate wooden flooring guides you through to the spacious lounge-diner, a bright and inviting space to relax in front of the feature gas fireplace. There's ample space for a dining table in front of the double patio doors, and glazed internal doors lead to the modern kitchen next door. The kitchen is an excellent size, with modern fitted grey base and wall units hosting a range of integrated appliances including fridge-freezer, oven, grill, induction hob, extractor hood, dishwasher and washing machine. A surprisingly large corner unit offers the opportunity for a walk-in pantry, and the pull-out bins make recycling a breeze. A door leads to the rear porch, perfect for slipping your shoes off after gardening.

### **Beds and Bath...**

Back along the hallway, you'll find the master bedroom which enjoys a large bay window and fitted furniture. Bedroom two is also a good double size. The modern shower room, fully tiled in stylish greys, offers a large walk-in shower with the controls outside of the shower - no getting chilly waiting for the water to get to temperature here! A vanity basin with drawers sits next to a fitted storage cupboard, and a W.C. and chrome heated towel rail completes the space.

### **Outside...**

To the rear of the home is a flagged patio which leads to composite decking, ready for you to set your garden furniture up and enjoy sunny weather. Raised planters are ready for you to add some seasonal colour and interest, and the garden backs onto the primary school field with lots of greenery and rolling countryside in the distance. A large flagged pathway leads around the side of the house, with a secure wooden pedestrian gate giving access to the front of the property.

### **Out and About...**

Situated on Lords Stile Lane, Bromley Cross which is acknowledged as one of Bolton's most desirable 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... All within walking distance! The train station takes you directly to Manchester or Blackburn, and we have some of the best schooling in Greater Manchester close by.

**£260,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

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- Semi-Detached True Bungalow
- No Chain
- Immaculately Presented
- Modernised Throughout
- Lounge-Diner
- Beautiful Kitchen with Integrated Appliances
- Two Double Bedrooms
- Low Maintenance Gardens to Front and Rear
- Lovely Green Views to Rear

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Front Elevation



Lounge-Diner





Lounge-Diner Additional Pictures



Kitchen





**Kitchen Additional Pictures**



**Master Bedroom**





**Bedroom Two**



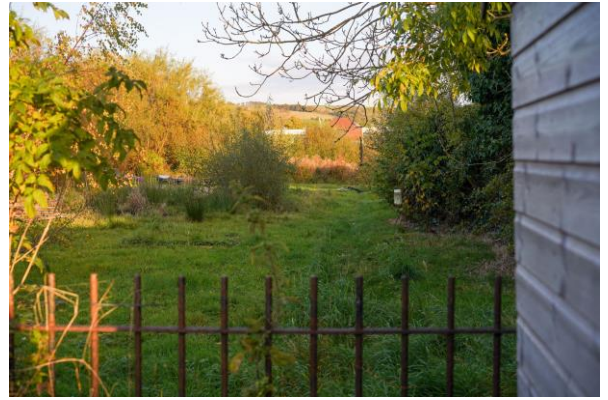
**Shower Room**







**Garden**



**Rear External Elevation**



### **Agents Notes**

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