



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 Clarendon Gardens, Bromley Cross, Bolton, BL7 9GW

Welcome to 11 Clarendon Gardens... An attractive detached family home located in the highly-desirable residential estate. With plenty of versatile living space, four double bedrooms and a landscaped tiered rear garden, there's room to grow in this home. Located within walking distance of great local restaurants, shops and schools, this home is one to view!

A Closer Look...

After parking on the driveway, step through the composite front door and into the entrance hall which leads to the lounge. A spacious and welcoming room with laminate wooden flooring, there's plenty of space for your furniture for a cosy movie night with the family. Continue through to the modern kitchen-diner which boasts large sliding glazed doors across the rear elevation, flooding the room with natural light and opening up during summer months to host garden parties. Grey base and wall units, with copper inlaid trims offer stylish storage, and host integrated appliances including double Bosch ovens, fridge-freezer, dishwasher and 5-ring gas hob. There's even a pop-up electric socket on the kitchen island, along with breakfast bar seating beneath the pendant lighting for kids doing their homework while you cook dinner. Follow the door through into the utility space, with plumbing for your washer and tumble dryer, as well as storage units to keep everything neat and tidy. The garage has been converted into a beauty studio, which, with herringbone style flooring and patio doors to the front elevation would function well as a dedicated home office. Completing the ground floor is a downstairs W.C. with vanity basin and grey heated towel rail. Up to Bed...

The master bedroom with fitted wardrobes sits to the rear of the home and enjoys beautiful views towards Winter Hill. A part tiled shower en-suite with vanity basin and W.C. offers early morning convenience. Bedrooms two, three and four are all great sized double rooms, and a 3-piece part-tiled family bathroom completes the internal accommodation.

Outside Oasis...

Step out of the expansive patio doors onto the spacious porcelain tiled terrace with glass balustrades. Simply set up your BBQ and outdoor furniture and enjoy! Steps lead down to a second tier of wooden decking, and then further down to a stone patio with artificial lawn. You'll find a wooden summerhouse with lighting and electric supply, ideal for converting to a dedicated work-from-home garden pod, or perhaps a home gym or kids playroom. A pedestrian path leads around from the garden to the front of the home, secured with a full-height wooden gate.

Out and About...

Situated on this sought after development just off Hospital Rd close to The Last Drop Village. It is close to all local amenities including shops, excellent schools and Bromley Cross Station being less than a mile away making excellent commuting into the surrounding towns. There is also open countryside and the Jumbles Reservoir plus Turton Golf Course within walking distance, all of which add up to a fantastic family home!

£450,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Detached Family Home
- Highly Sought After Development in Bromley Cross
- Lounge
- Modern Kitchen-Diner
- Utility / Downstairs W.C. / Home Office
- Four Double Bedrooms
- Master En-Suite / 3-Piece Family Bathroom
- Landscaped Tiered Garden
- Driveway
- Ideal Location for Amenities, Schools and Countryside Walks

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Front Elevation



Entrance Hallway



Lounge



Kitchen-Diner



Kitchen-Diner Additional Pictures



Utility



Home Office / Converted Garage



Downstairs W.C.



First Floor



Master Bedroom



Master En-Suite



Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom



Garden





Garden Additional Pictures



Agents Notes

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