



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 _____

64 Oaks Avenue, Bolton, BL2 3BY

Welcome to 64 Oaks Avenue...Tucked away on a quiet cul-de-sac, the current owners have renovated and re-designed the property to a high standard to create an impressive 3-bedroom semi-detached home, that epitomizes modern living. Stripped back to its original bricks and reimagined with a fresh, contemporary design, this property boasts a seamless blend of classic charm and modern convenience.

Step inside...

To discover a light-filled hallway leading to all rooms on the ground floor. The open-plan brand-new kitchen-family room is the hub of the house, designed to enjoy open plan living. Simply add your sofa and T.V. to enjoy this fantastic space with family and friends. To the front there is a separate private lounge/snug offering a tranquil retreat.

Bedtime & Baths...

Leading up to the first floor, the stylish bathroom has been meticulously designed to offer both luxury and functionality. There is a separate space on this floor housing the combi-boiler and useful storage. The three bedrooms on this floor have been finished to the same high standard and are all generous in size.

Step Outside...

The garden is a wonderful size - perfect for family life. There is a decked patio to set up your garden furniture and BBQ to enjoy the summer sun! There is a generous sized lawn, so the kids can play happily with siblings and friends. To the front is a large driveway providing off road parking.

The Location...

The Property is conveniently located within walking distance of Bromley Cross railway station, Canon Slade School, Turton school and the delightful open countryside of the Jumbles Country Park. The Rigby's is also only a short walk away perfect for outdoor pursuits or a stroll through the woodland with the dogs, and the property is well placed for access into Bolton Centre, together with the A666 motorway link.

64 Oaks Avenue, Bolton, BL2 3BY

£260,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Fully Renovated Semi-Detached House
- Quiet Cul-De-Sac Location
- Stunning Newly fitted Open Plan Kitchen Family Room
- Front Lounge
- 3 Bedrooms
- Modern Family Bathroom
- Internal Inspection Highly Advised/No Chain

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Entrance Hallway



Impressive Newly Fitted Open Plan Kitchen-Family Room



Additional Pictures



Lounge



First Floor



Bedroom 1



Bedroom 2



Bedroom 3



Rear Views



Modern 3 Piece Bathroom





Outside



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