



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 _____

18 Davenport Fold Road, Bolton, BL2 4HA

Welcome to 18 Davenport Fold

A spacious semi detached bungalow, the property have been updated just waiting for its next owners to unpack and start to enjoy. Most of the living accommodation is arranged over one floor with the addition of an extremely spacious attic room/bedroom three. There is no upward chain to this one either!

Step Inside

Into the entrance vestibule and through to your entrance hallway, bedrooms one and two sit to the front of your property, one of these would also make a lovely reception room. The study houses the staircase to access the attic room/bedroom three. An opening from the study/dining room leads through to your lounge, which sits to the back of your property, a window pleasantly looks over your rear garden. Next to your lounge is your newly fitted kitchen, featuring fitted white wall and floor units including electric oven with extractor hood above, chrome light switches and plug sockets, an exit door leads to your rear garden. Just off your kitchen is a useful utility room, a cupboard houses the combi-boiler. A walk in wet room, featuring stylish grey wall tiles, a Mira electric shower, Twyford low level Wc and a Vitra wash basin.

Step Outside

A modern grey non slip composite grey decked patio greets you, the perfect spot to position your garden furniture to sit and relax. The decked area benefits from ramp access for a wheelchair if required. From the decked area is a lawned garden. There is a driveway and a garage, perfect for storage.

Out And About The property is ideally placed in Harwood with excellent amenities including high regarded primary and secondary schools, including St Maxentius Cof E, Canon Slade Cof E and Turton School. Local shops are all within walking distance and Bromley Cross Train Station isn't to far away. The idyllic location is also within a stones throw of Harwood Golf Course and open countryside, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There is also some great restaurants including The Crofters, Baci and Roka to name just a few.

18 Davenport Fold Road, Bolton, BL2 4HA

£245,000

www.williamthomasestates.co.uk
454 Darwen Road Bromley Cross Bolton



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- Modernised Semi-Detached Bungalow
- Lounge/Dining Room or Study
- Three Bedrooms(Bedroom 3 in the Attic Space)
- Newly Fitted Kitchen/Utility Room
- Walk in Wet Room
- Gardens/Driveway/Garage
- No Chain

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Entrance Hallway



Lounge



Study/Dining Room



Newly Fitted Kitchen



Utility Room



Bedroom 1



Bedroom 2

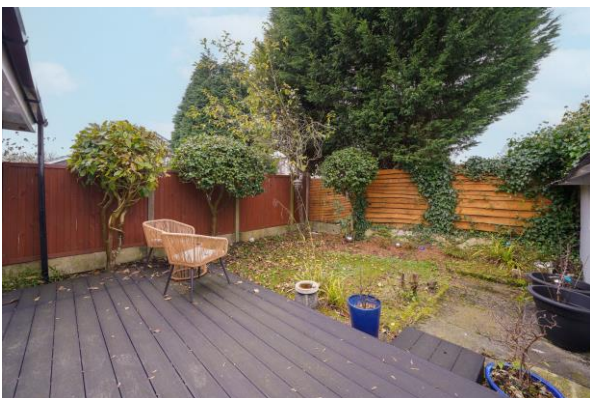


Modern Fitted Walk In Shower Room



Attic Conversion

Outside





Additional Pictures



Garage



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