



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

## **27 Ollerton Terrace, Bolton, BL1 7JZ**

**Welcome to 27 Ollerton Terrace...**A beautiful and spacious garden fronted mid-terraced house located in the desirable Eagley conservation area close to local amenities and transport links. The well-proportioned accommodation briefly comprises: entrance hallway, lounge, dining room with door leading to the courtyard, kitchen, first floor: two double bedrooms and a spacious 4-piece bathroom. Outside is a rear flagged courtyard. Internal inspection strongly recommended to fully appreciate this stunning home and the location.

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

Step through the composite front door into the entrance hallway, and the first room to discover is the lounge to your left. Bright and spacious, with solid wooden flooring and a feature gas fireplace. Continue along the hallway to the dining room, which has a beautiful ornamental fireplace and ample space for a large dining table alongside furniture. A glazed door leads to the rear courtyard, and a door to the right leads to the kitchen. Fitted with cream base and wall units, as well as integrated oven, 4-ring gas hob and extractor, and plumbing for a dishwasher, fridge-freezer and washing machine. There's plenty of storage under the stairs for bulky items too.

### **Up to Bed...**

Upstairs, you'll find two double bedrooms offering lots of space and natural light. The spacious family bathroom with part tiled elevations boasts a separate shower, claw-foot bathtub, W.C. and pedestal wash basin. There's also access to the fully boarded loft complete with electrics and Velux window via a pull down ladder.

### **Outside...**

To the rear of the home is a flagged courtyard with plenty of space to set up your BBQ and garden furniture and enjoy British summers! Secure double wooden gates lead to the rear lane.

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

Eagley Bank is a delightful conservation area with a great community, well known for its attractive stone cottages and acknowledged as an area of high residential demand. The area is tucked away from the hustle and bustle yet conveniently located for transport links to Bolton Town Centre and close to excellent amenities including shops, schools and leisure facilities.

27 Ollerton Terrace, Bolton, BL1 7JZ

**£200,000**

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

454 Darwen Road Bromley Cross Bolton



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- Garden Fronted Mid-Terraced Home
- Modernised Throughout with Original Character
- Lounge
- Dining Room
- Kitchen
- Two Double Bedrooms
- 4-Piece Bathroom
- Rear Courtyard
- Desirable Conservation Area Of Eagley

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Front External



Entrance Hallway



Lounge





Dining Room





**Kitchen**



**First Floor Landing**



Master Bedroom



Bedroom Two







**Bathroom**



**Loft**



## Rear Courtyard



## 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