



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

## **13 Everleigh Close, Bolton, BL2 3HE**

**Welcome to 13 Everleigh Close...**A mid-terraced, two-bedroom true bungalow in an over 55's community, located in Harwood within easy access of local shops, amenities and restaurants. Briefly comprising of entrance porch, lounge, kitchen, conservatory, two double bedrooms and a 3-piece shower room. To the rear is a flagged patio for you to enjoy summer weather, overlooking the communal gardens. Offered with no onward chain, this bungalow offers independence for those looking to downsize while enjoying the safety that the over 55's neighbourhood offers. Internal viewings are recommended.

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

Step through the UPVC front door into the entrance porch and continue into the welcoming lounge - a bright and inviting space with a feature electric fireplace. The hallway leads to the kitchen, which has a range of fitted base and wall units and plumbing provisions for a freestanding cooker, fridge-freezer and washing machine. To the rear of the kitchen is a conservatory for you to enjoy looking over the communal gardens no matter the weather, or open the door to the rear patio during warmer months.

Back along the hallway, the master bedroom sits to the front of the home and benefits from fitted furniture. Bedroom two is also a well-sized double room to the rear of the home. The shower room, fully tiled in neutral tones, has a corner cubicle with an electric shower, W.C., pedestal wash basin and a chrome heated towel rail.

### **Outside...**

Step out of the conservatory onto the flagged patio - perfect for enjoying the warmer weather overlooking the communal gardens. There is a wooden shed to the side of the patio for storage of external furniture, and a path leads from the patio through the gardens to the front of the home. At the front, you'll find a lawned front garden and there's communal parking on the street too.

### **The Location...**

The property is ideally placed in Harwood Village with excellent amenities including high regarded primary and secondary schools, including St Maxentius CofE, Canon Slade CofE 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 close proximity of the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There is also some great restaurants including The Crofters, Baci, Bill & Coo and Roka to name a few.

**£175,000**

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

454 Darwen Road Bromley Cross Bolton



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- True Bungalow
- No Chain
- Over 55's Community
- Lounge / Kitchen
- Two Double Bedrooms
- 3-Piece Shower Room
- Conservatory
- Communal Gardens & Parking
- Great Location in Harwood

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**Front External**



**Entrance Porch**



**Lounge**



**Kitchen**



**Conservatory**



**Master Bedroom**



**Bedroom Two**



**Shower Room**



### Rear Patio & Communal Gardens



### 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