



**WILLIAM THOMAS**  
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131  
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

## **DRAFT**

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

### **4 Walleach Park, Bury Road, Turton, Bolton, BL7 0AX**

**The Property** This fabulous detached static park home is situated in the picturesque village of Edgworth. It's an over 55's development of just eleven park homes. The development is immaculately presented, nestling right

in the heart of the village between the hills of Bolton and Blackburn and close to the Wayoh Reservoir, popular with walkers, Edgworth is a sought after area and tourist spot. It benefits from picturesque views over beautiful local countryside. The current owners have recently spent over £35,000 on upgrades inside and out, creating a lovely home. Briefly comprising, entrance hall, lounge, kitchen-diner, shower room with a WC and sink, bedroom. It features electric heaters and benefits from pvc double glazing.

#### **Outside**

There is a lawned garden, plus a pleasant private flagged patio area to sit and relax to enjoy the summer sun. There is a residence only private car parking.

#### **Note**

The service charge is £150 pcm and includes your water and sewage. Cash buyers only to purchase a park home.

There are no dogs allowed on this development.

**£79,950**



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- Static Home
- Set in the heart of Edgworth
- Over 55's Development of Just 11 Park Homes
- Lounge/Kitchen-Diner
- Shower Room
- Bedroom
- Landscaped Gardens
- Residence Parking
- Internal Inspection Highly Advised

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## Entrance Hall

### Lounge



## Kitchen-Diner





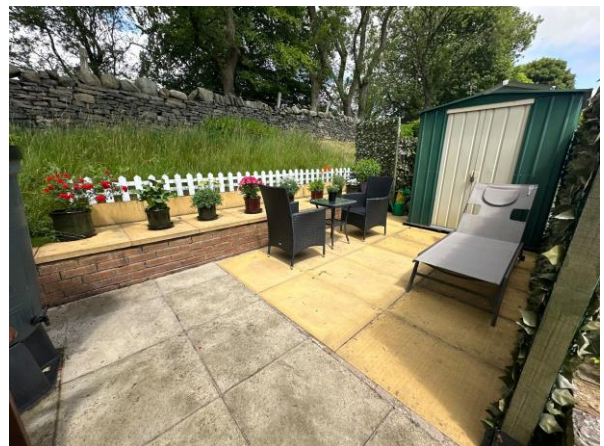
## Bedroom 1



## Shower Room



## Gardens







#### Additional Pictures



#### Agents Notes

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