

## **DRAFT**

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

### **13 Sandford Close, Bolton, BL2 3NH**

**Welcome to 13 Sandford Close...**A well loved three bedroom semi-detached house located in the heart of Harwood. The property briefly comprises of an entrance porch, lounge-diner, kitchen, three bedrooms and a 3-piece bathroom. Externally there is a lawned front and rear garden with patios and a driveway. Within easy walking distance of local schools and close to all local amenities, viewing is recommended to appreciate all this home has to offer!

#### **Step Inside...**

Into your welcoming entrance porch, walking through into the hallway that leads you to the lounge-diner, a bright room with a large window that views towards the countryside hills, patio doors open up to the rear garden and a feature electric fire creates a cosy focal point. Retrace your steps back to the hallway where you will find under stair storage and the kitchen, comprising of wooden wall and base units, beige worktops, built in oven, hob, extractor fan, integrated dishwasher, space for a fridge freezer and plumbing for both a washer and dryer. Breakfast bar perfect for your morning Coffee and a side door leading to the rear garden.

#### **Bedtime & Baths...**

The hallway connects you to three bedrooms and the bathroom towards the rear of the home. The master bedroom is a with fitted furniture and views over towards the countryside. Bedroom two is a double with an in built storage cupboard and bedroom three is a good sized single with a storage cupboard above the stair case. The bathroom is fully tiled in white and neutral tones with a bath and overhead shower, basin, W.c., heated towel rail and a storage cupboard also ideal for extending.

#### **Step Outside...**

Of the side door into the rear garden, partially flagged with a pathway leading to the shed, there is a well sized lawn area and vegetable patches perfect for gardening in the summer months. To the side of the home you will find a double gate opening up to the driveway and front lawned area.

#### **Out & About...**

The property is ideally placed in Harwood Village with excellent amenities including high regarded primary and secondary schools, including Hardy Mill Primary School a stones throw away, Harwood Meadows

Primary School just up the road, St Maxentius CofE, Canon Slade CofE and Turton School. Local shops are all within walking distance and Bromley Cross Train Station isn't too far away. The idyllic location is also within a stone's throw of the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There are also some great restaurants including The Crofters, Baci, Bill & Coo and Roka to name a few

**£0.00**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton



**WILLIAM  
THOMAS**  
SALES & LETTINGS

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01204 590130

[info@wtestates.co.uk](mailto:info@wtestates.co.uk)



- Three Bedroom Semi Detached House
- Entrance Porch
- Lounge-Diner
- Extended Kitchen
- Three Bedrooms
- 3-Piece Bathroom
- Pleasant Views To The Front
- Front And Rear Gardens
- Driveway
- No Chain

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### Front Elevations



### Entrance Hallway



### Lounge-Diner







### Additional Pictures



### Kitchen



### Upstairs Hallway



### Master Bedroom



### Bedroom Two





### Bedroom Three



### Bathroom



### Rear Garden







### Driveway



### Agents Notes

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